Report of conservation work done in La Martiniere Boys College, Lucknow, India

Presented by

Neeta Das
March 2011

Constantia Conservation Cell

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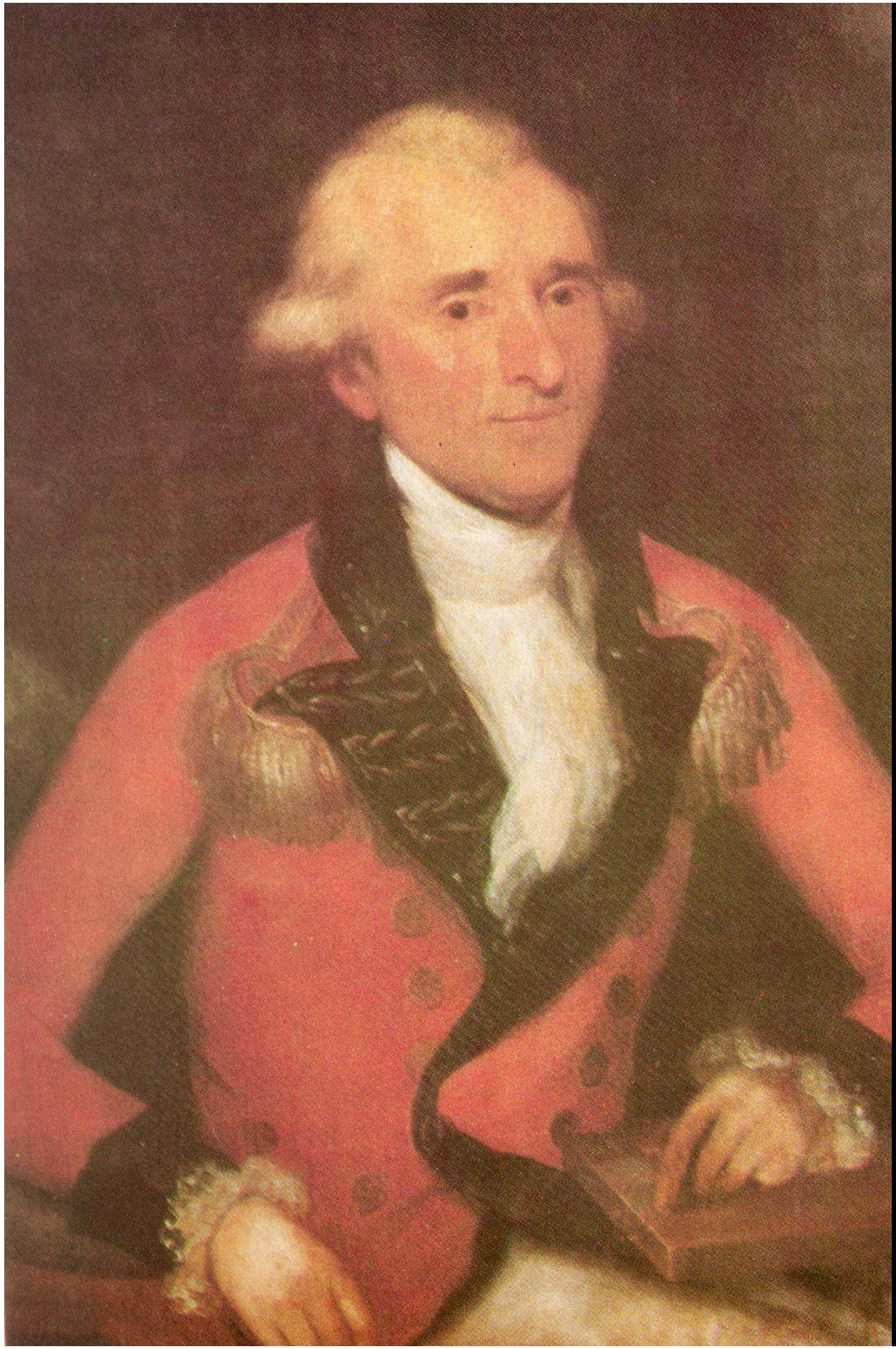
Conservation Architect

Mr. Moin Ali
Site Supervisor

Caltech India and Mascon, Kolkata
Contractors

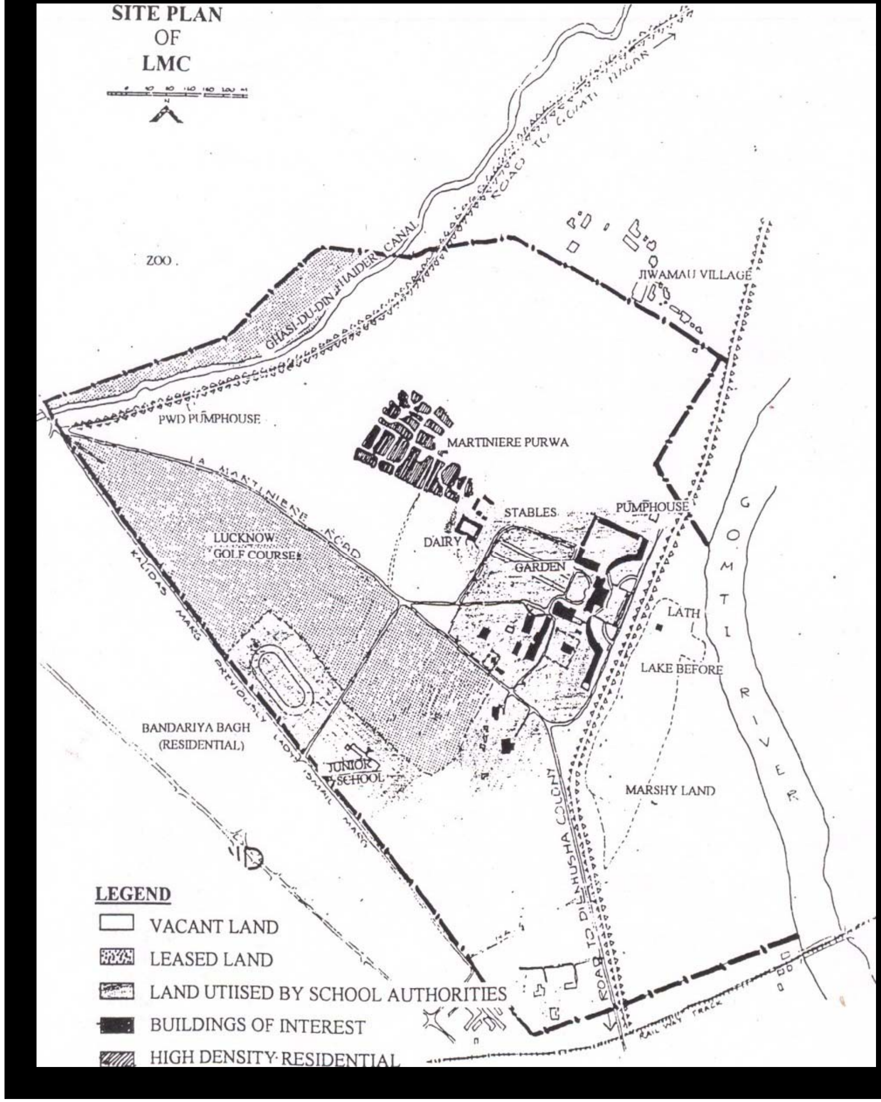


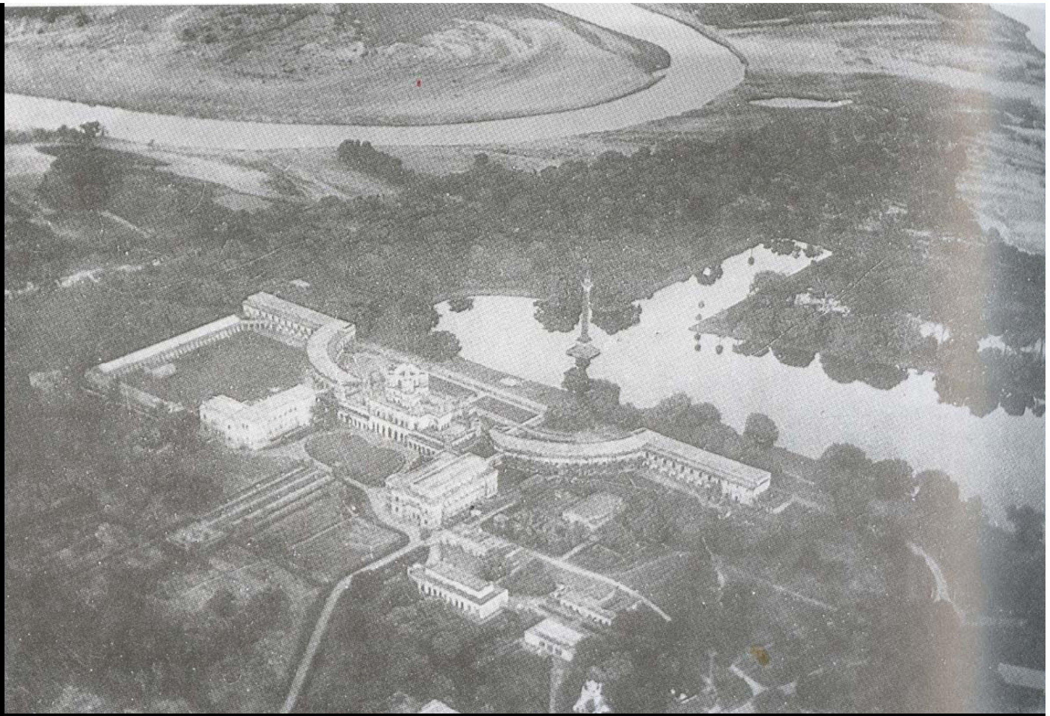
Historical background and documentation

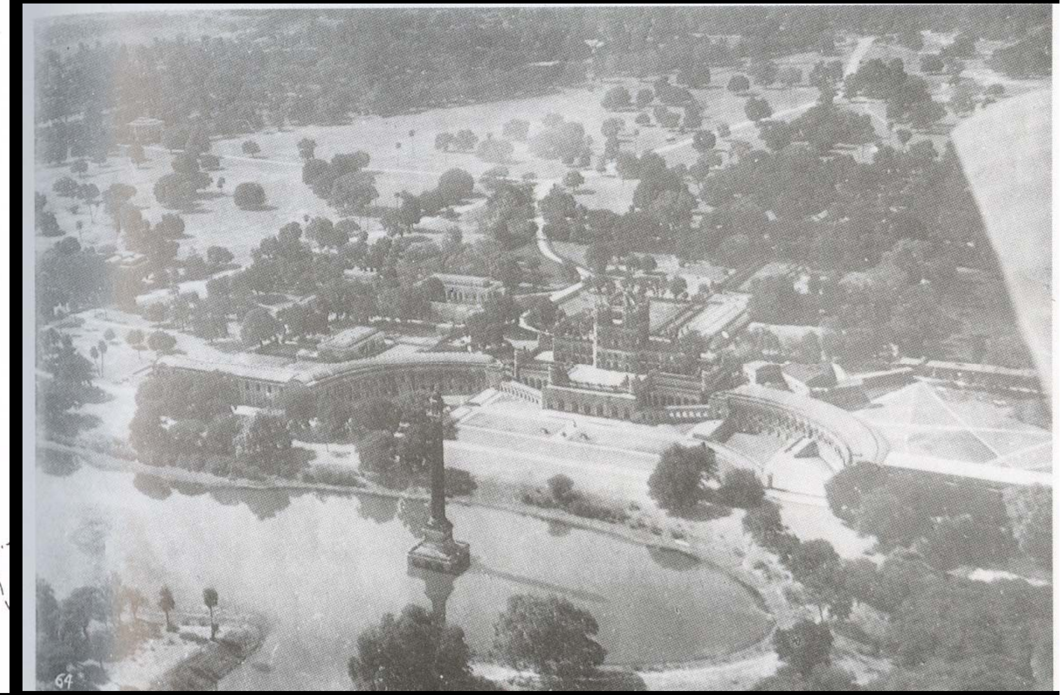
La Martiniere College, designed and constructed by Major General Claude Martin in 1796 is a historic building and a landmark of the 19th century Nawabi architecture in Lucknow and India. It is not protected by the ASI, but is listed under INTACH and falls within a heritage zone delineated in the Lucknow Master Plan 2001. This offers the building some legal protection in terms of development around the historic structures

The estate

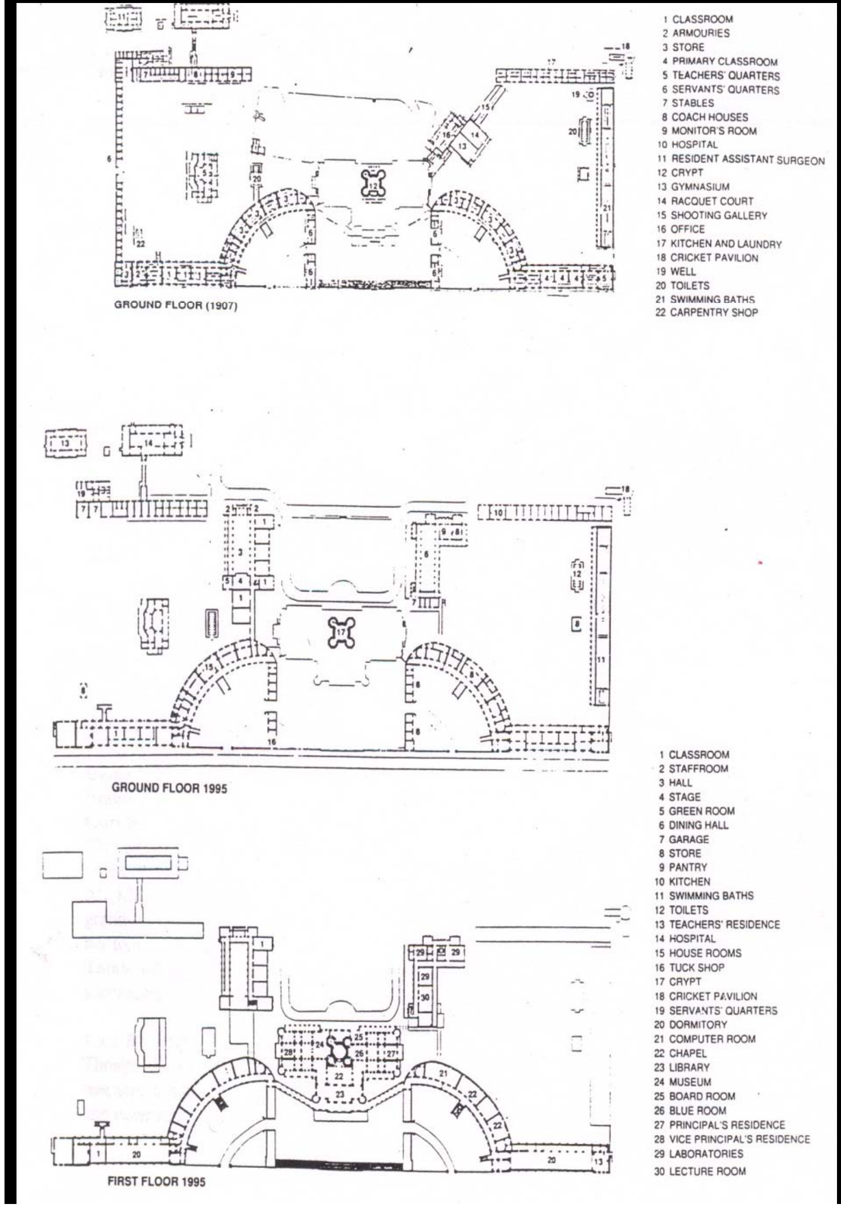
368.5 acres

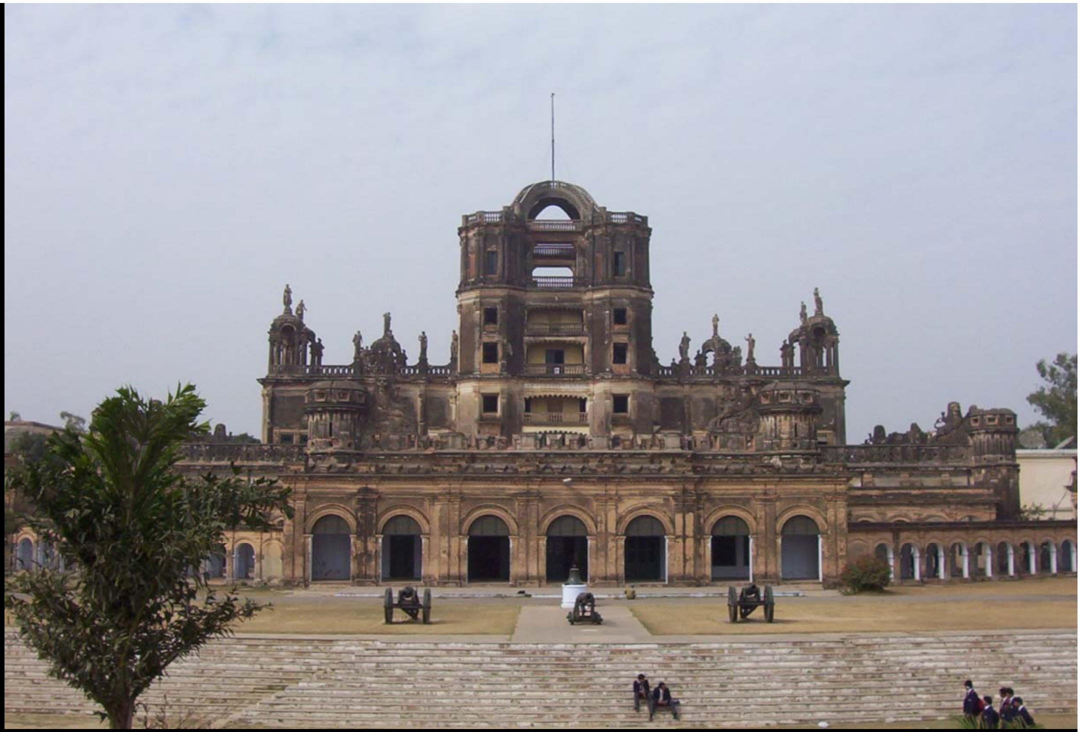

SITE PLAN
OF
LMC
ZOO
GHASI-UD-DIN HAIDER CANAL
ROAD TO GOMTI NAGAR
JIWAMAU VILLAGE
PWD PUMPHOUSE
MARTINIERE PURWA
LA MARTINIERE ROAD
STABLES
PUMPHOUSE
DAIRY
LUCKNOW GOLF COURSE
GARDEN
LATH
LAKE BEFORE
GOMTI RIVER
KALIDAS MARG
BANDARIYA BAGH (RESIDENTIAL)
JUNIOR SCHOOL
ROAD TO DILKUSHA COLONY
MARSHY LAND
RAIL WAY TRACK
LEGEND
VACANT LAND
LEASED LAND
LAND UTIISED BY SCHOOL AUTHORITIES
BUILDINGS OF INTEREST
HIGH DENSITY RESIDENTIAL





The La Martiniere school


1 CLASSROOM
2 ARMOURIES
3 STORE
4 PRIMARY CLASSROOM
5 TEACHERS' QUARTERS
6 SERVANTS' QUARTERS
7 STABLES
8 COACH HOUSES
9 MONITOR'S ROOM
10 HOSPITAL
11 RESIDENT ASSISTANT SURGEON
12 CRYPT
13 GYMNASIUM
14 RACQUET COURT
15 SHOOTING GALLERY
16 OFFICE
17 KITCHEN AND LAUNDRY
18 CRICKET PAVILION
19 WELL
20 TOILETS
21 SWIMMING BATHS
22 CARPENTRY SHOP
GROUND FLOOR (1907)
GROUND FLOOR 1995
1 CLASSROOM
2 STAFFROOM
3 HALL
4 STAGE
5 GREEN ROOM
6 DINING HALL
7 GARAGE
8 STORE
9 PANTRY
10 KITCHEN
11 SWIMMING BATHS
12 TOILETS
13 TEACHERS' RESIDENCE
14 HOSPITAL
15 HOUSE ROOMS
16 TUCK SHOP
17 CRYPT
18 CRICKET PAVILION
19 SERVANTS' QUARTERS
20 DORMITORY
21 COMPUTER ROOM
22 CHAPEL
23 LIBRARY
24 MUSEUM
25 BOARD ROOM
26 BLUE ROOM
27 PRINCIPAL'S RESIDENCE
28 VICE PRINCIPAL'S RESIDENCE
29 LABORATORIES
30 LECTURE ROOM
FIRST FLOOR 1995



Growth of school building

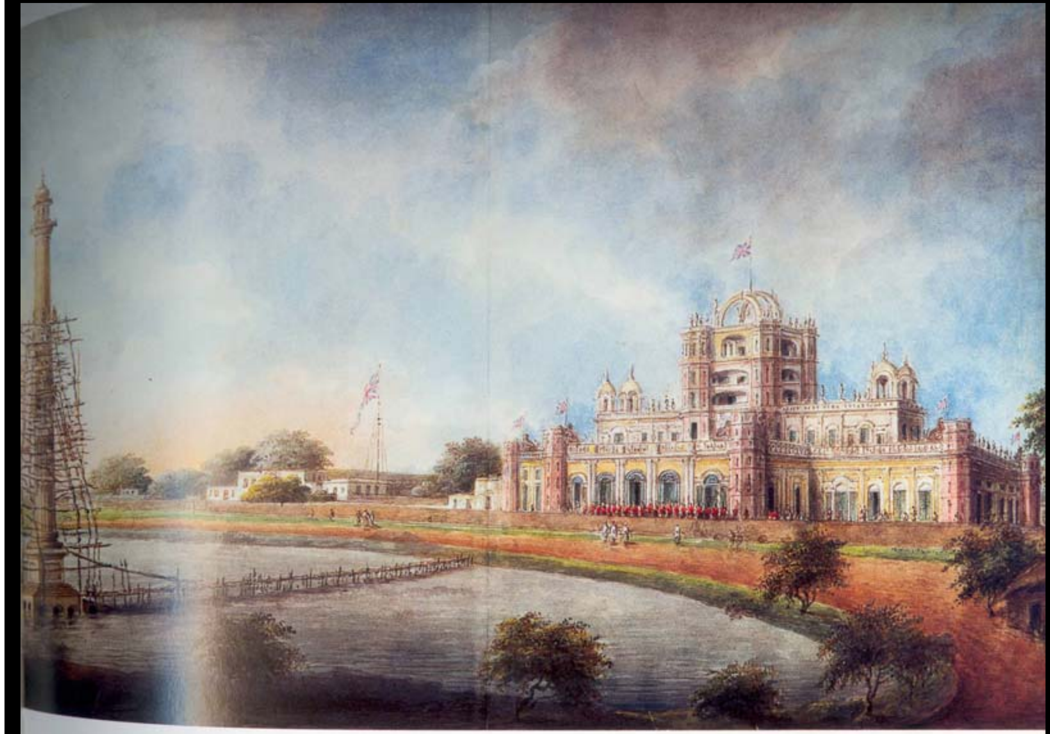


Fig. 131: Sita Ram, *View of Constantia from the West* [La Martinière], watercolour, 1814–15.

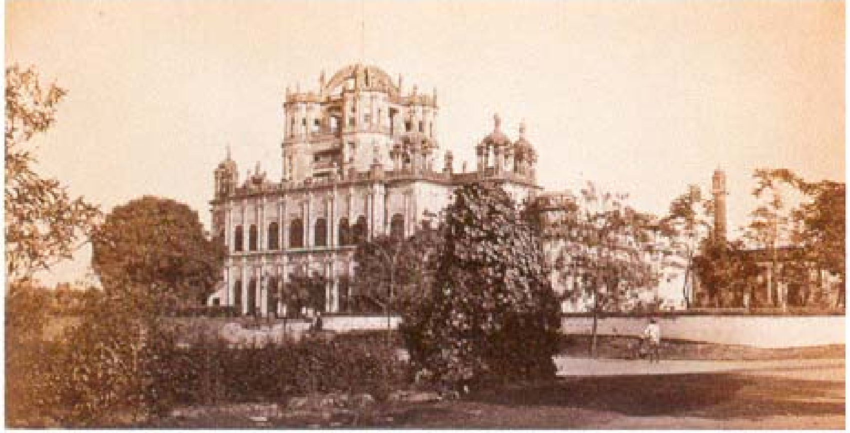
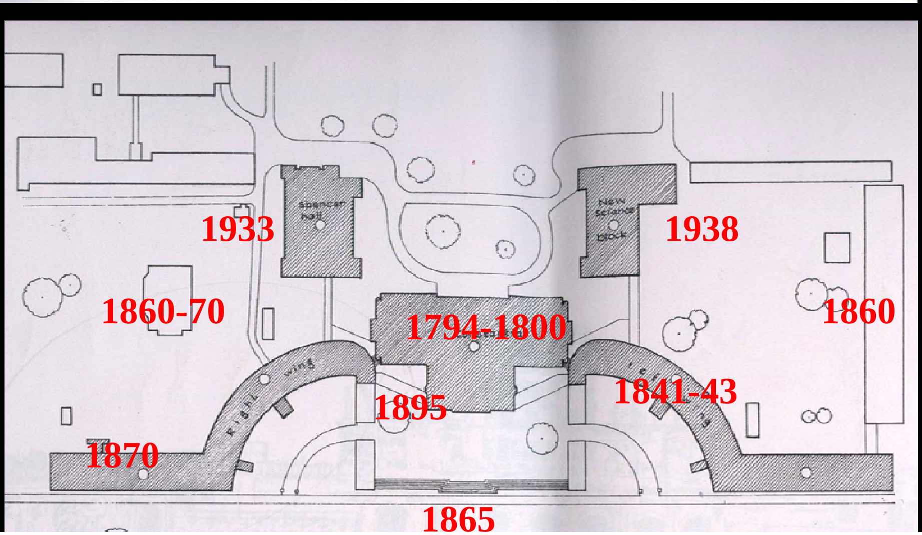


Fig. 141: Samuel Bourne,
La Martinière, garden side, albumen print,
December 1864–early 1865, 100 x 192 mm.


Spencer hall
New Science block
Right wing
1933
1938
1860-70
1794-1800
1860
1841-43
1895
1870
1865

Constantia

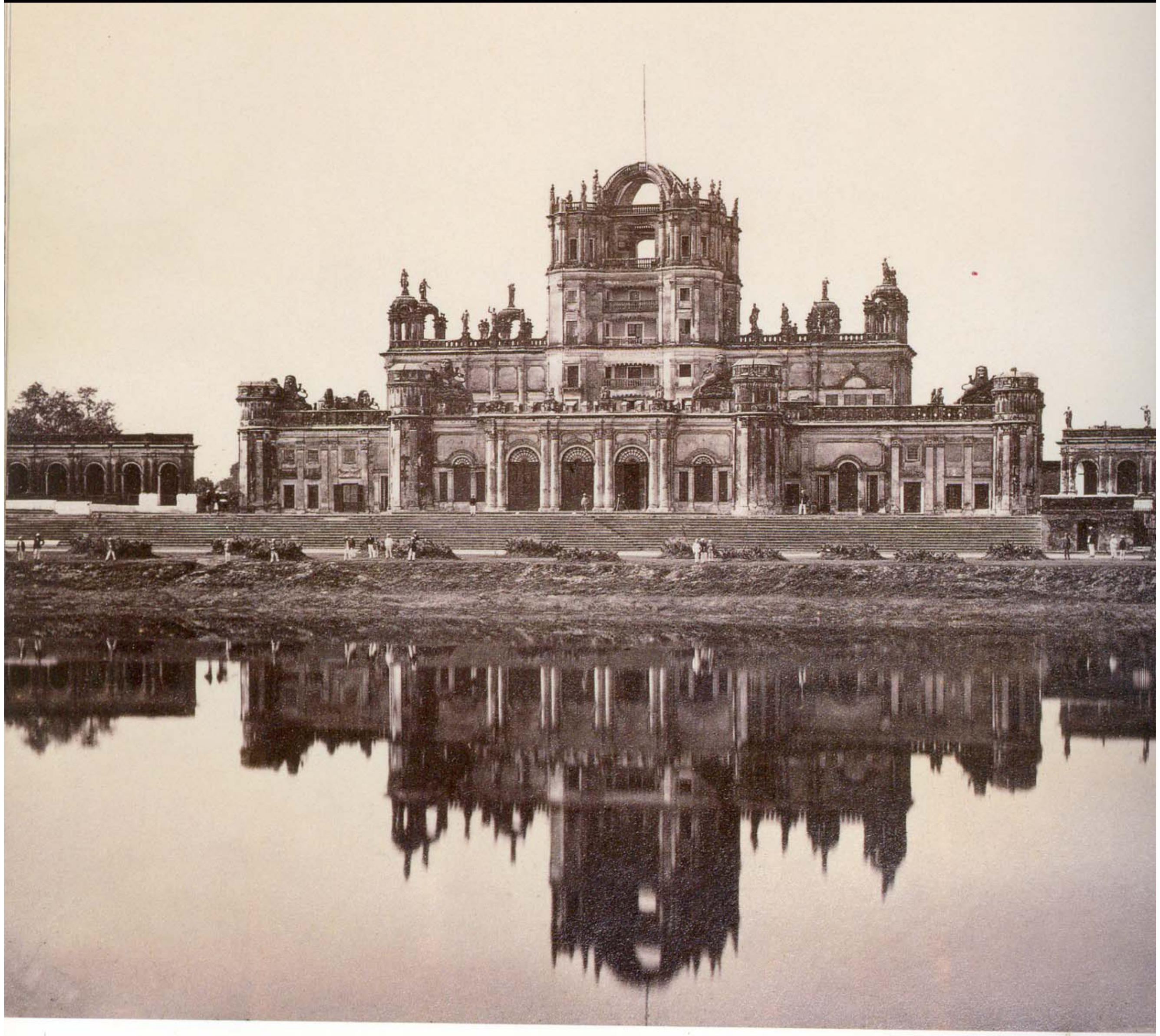


Fig. 128: Edmund David Lyon, La Martinière, albumen print, c. 1862.

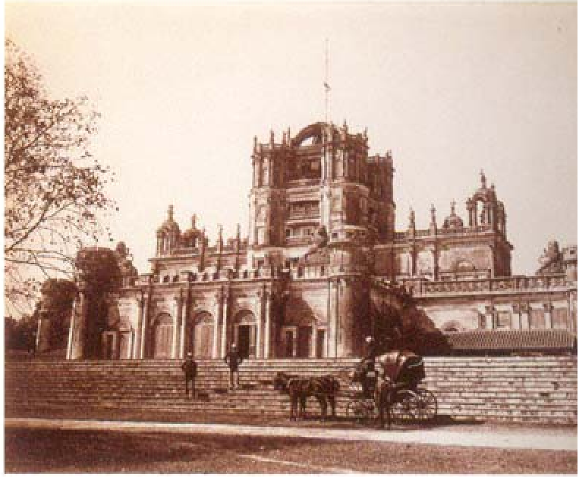


Fig. 137: Unknown photographer,
La Martinière, albumen print, c. 1880,
205 x 273 mm.

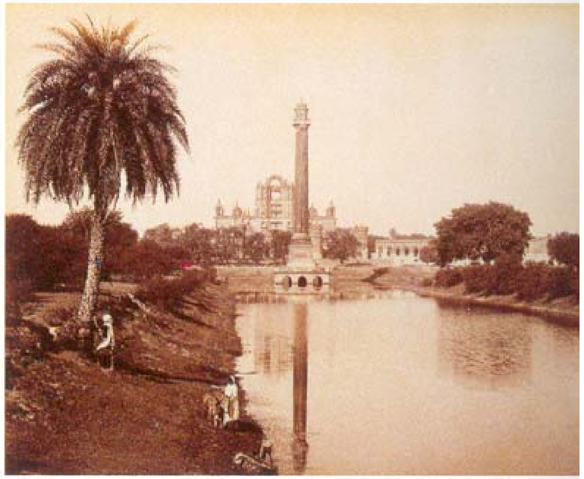


Fig. 143: Unknown photographer,
La Martinière and the *lath*, view across th
Tank, albumen print, 1870s, 205 x 275 m

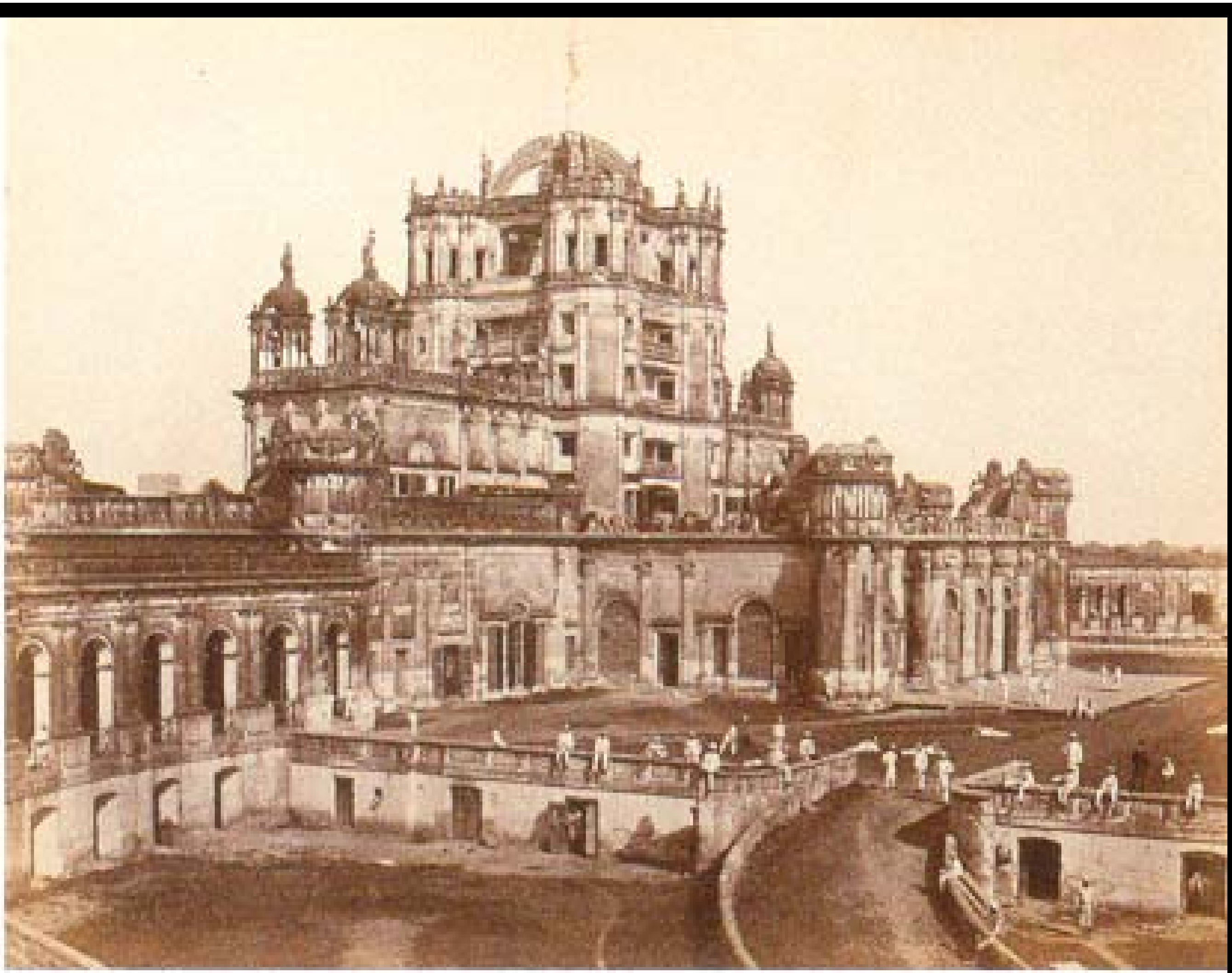
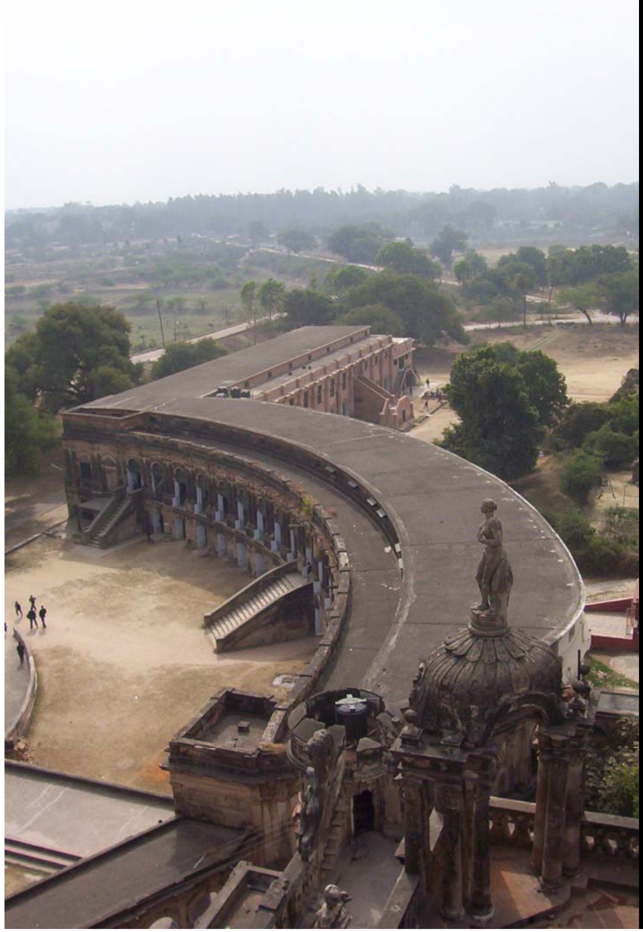
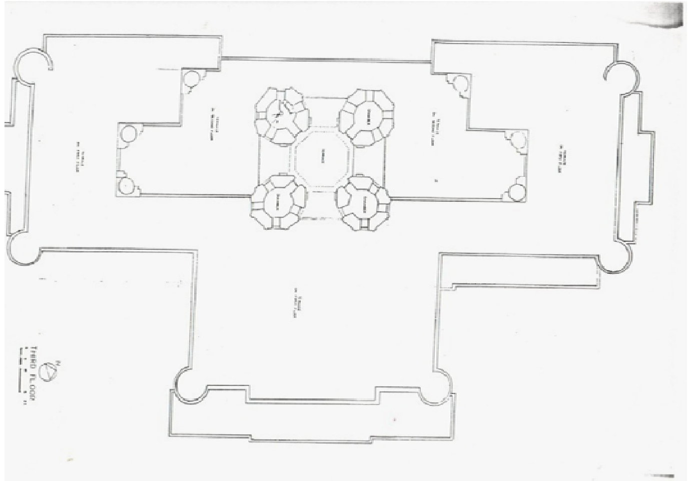
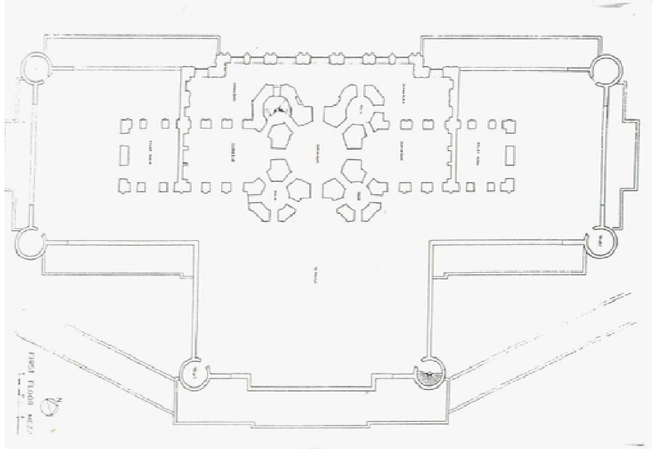


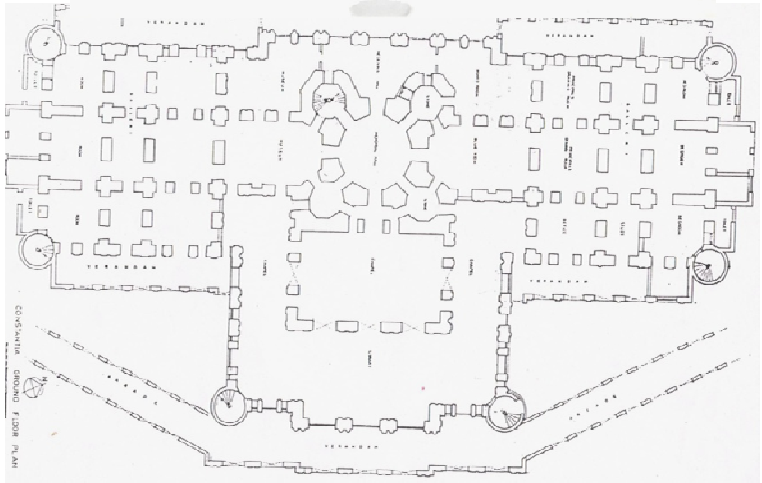
Fig. 135: Frith's Series,
La Martinière, albumen print,
mid-1870s, 158 x 210 mm.

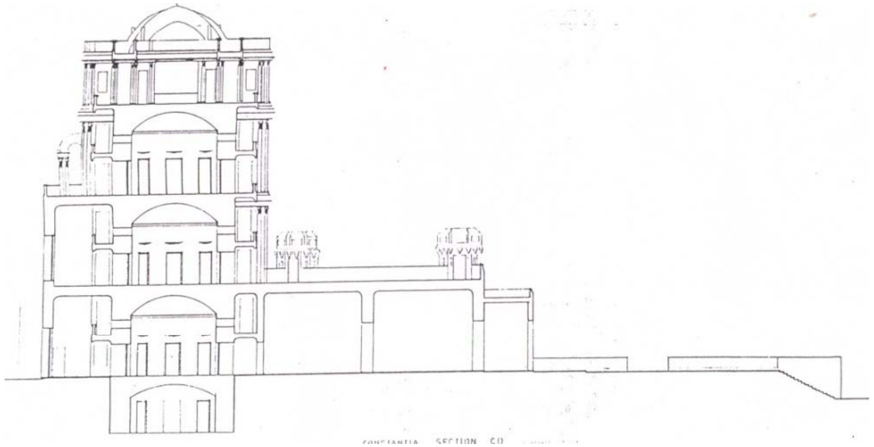


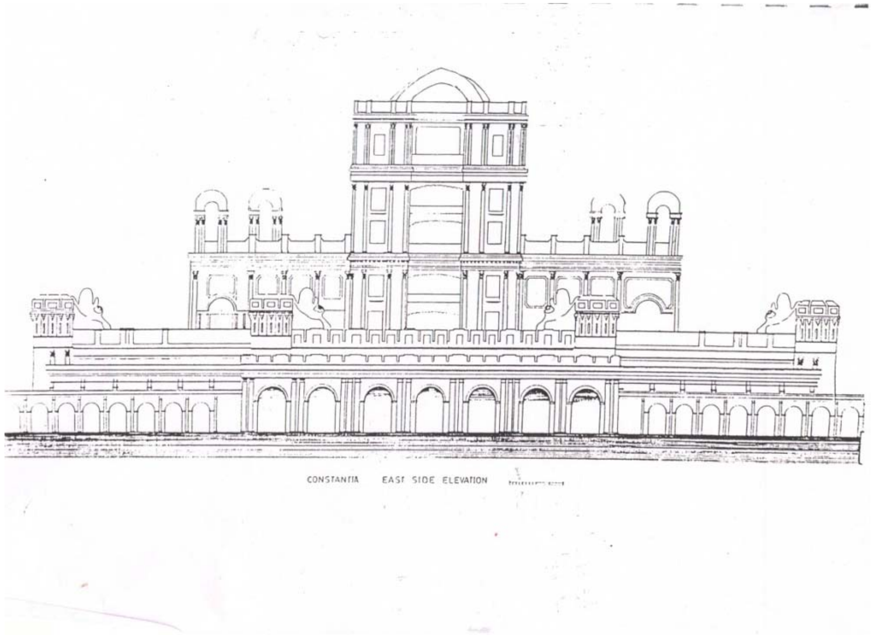
Constantia


THIRD FLOOR

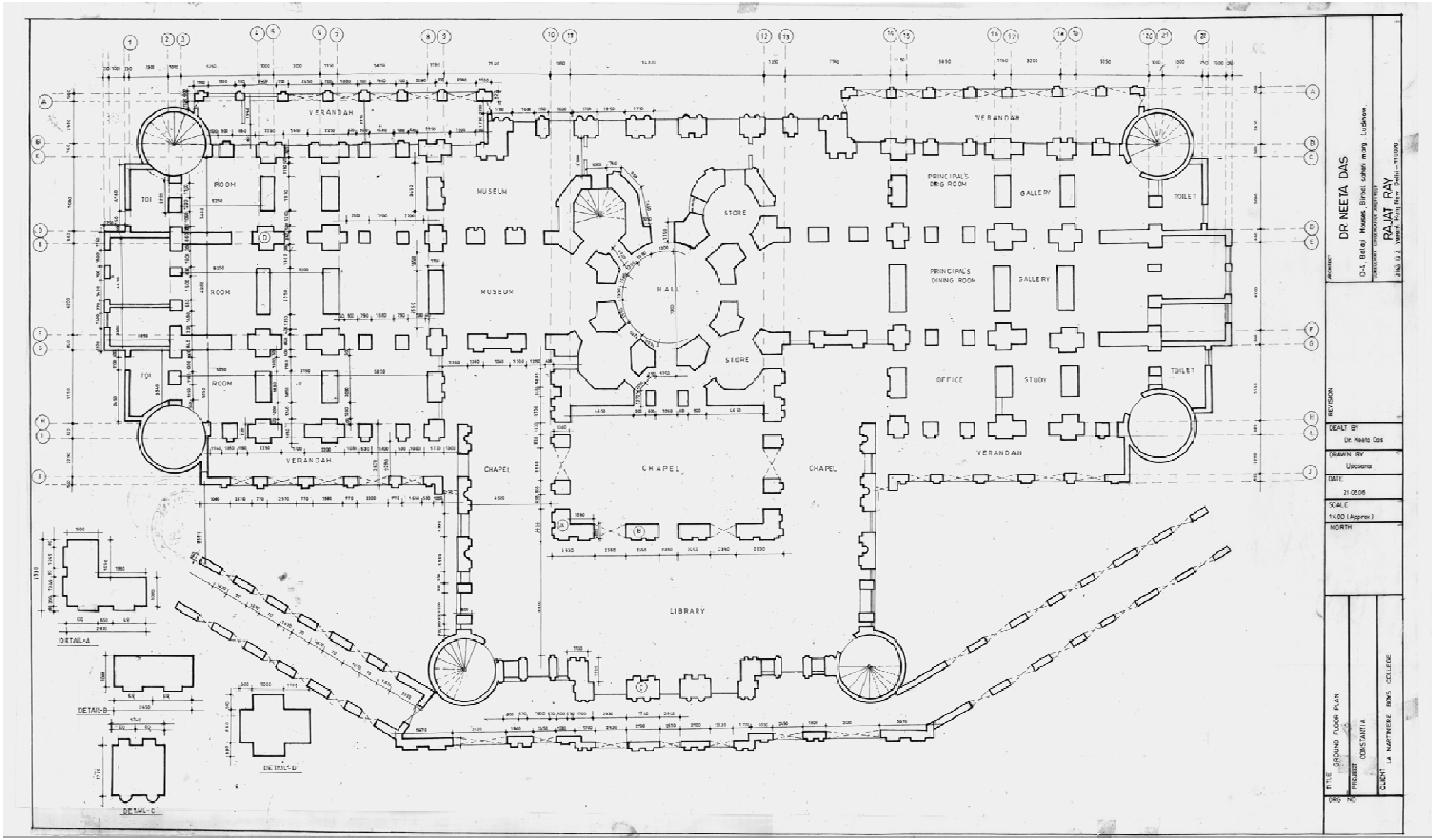

FIRST FLOOR


CONSTANTIA GROUND FLOOR PLAN

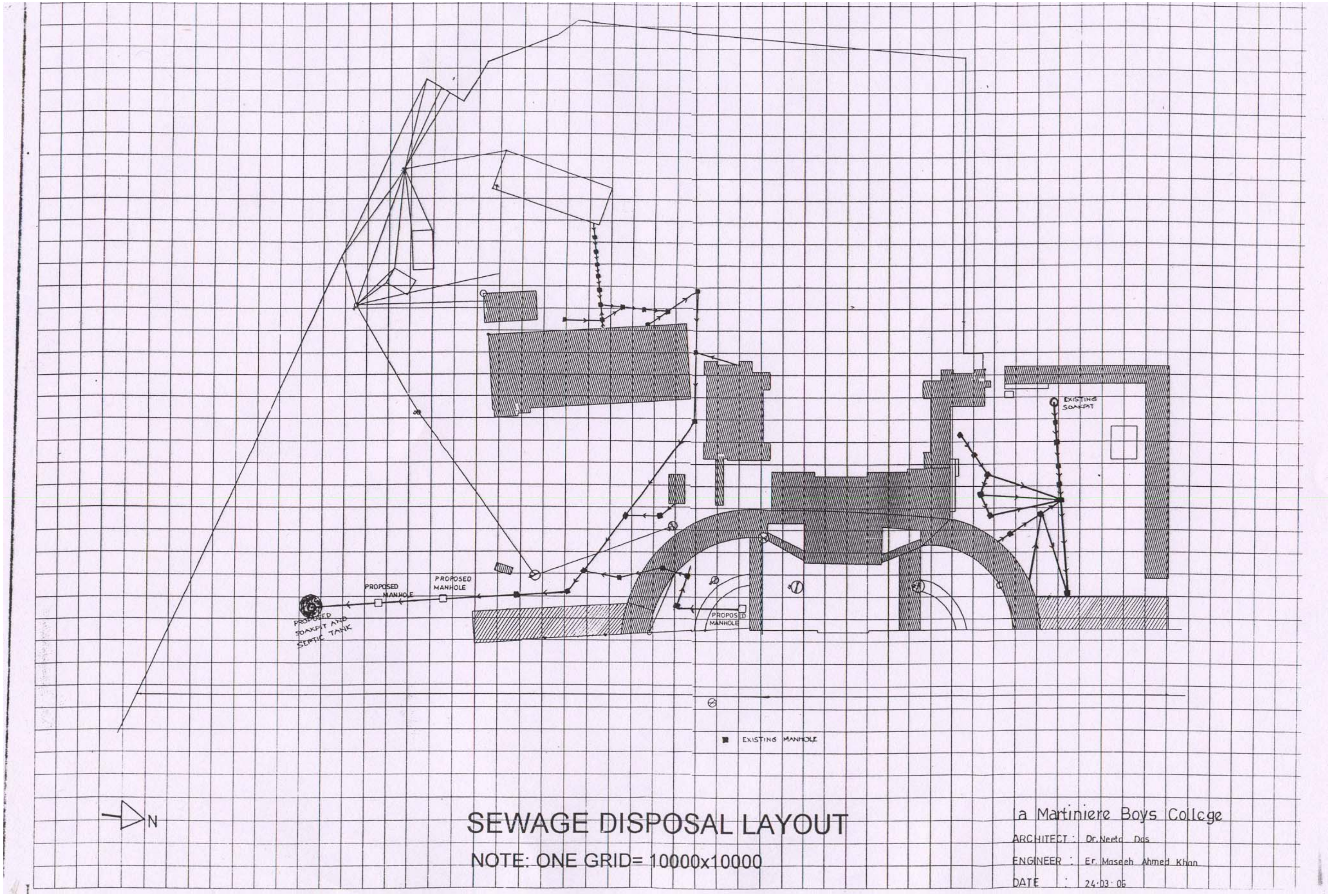

CONSTANTIA SECTION CD


CONSTANTIA EAST SIDE ELEVATION

Measure drawing of Constantia


VERANDAH
ROOM
TOI
MUSEUM
HALL
STORE
PRINCIPAL'S DRG ROOM
GALLERY
TOILET
PRINCIPAL'S DINING ROOM
OFFICE
STUDY
CHAPEL
LIBRARY
DETAIL-A
DETAIL-B
DETAIL-C
DETAIL-D
ARCHITECT
DR NEETA DAS
D-4, Balaji Houses, Birbal sahani marg, Lucknow.
CONSULTANT CONSERVATION ARCHITECT
RAJAT RAY
3143 D-3 Vasant Kunj New Delhi-110070
REVISION
DEALT BY
Dr. Neeta Das
DRAWN BY
Upasana
DATE
21.06.06
SCALE
1:400 (Approx)
NORTH
TITLE
GROUND FLOOR PLAN
PROJECT
CONSTANTIA
CLIENT
LA MARTINIERE BOYS COLLEGE
DRG NO

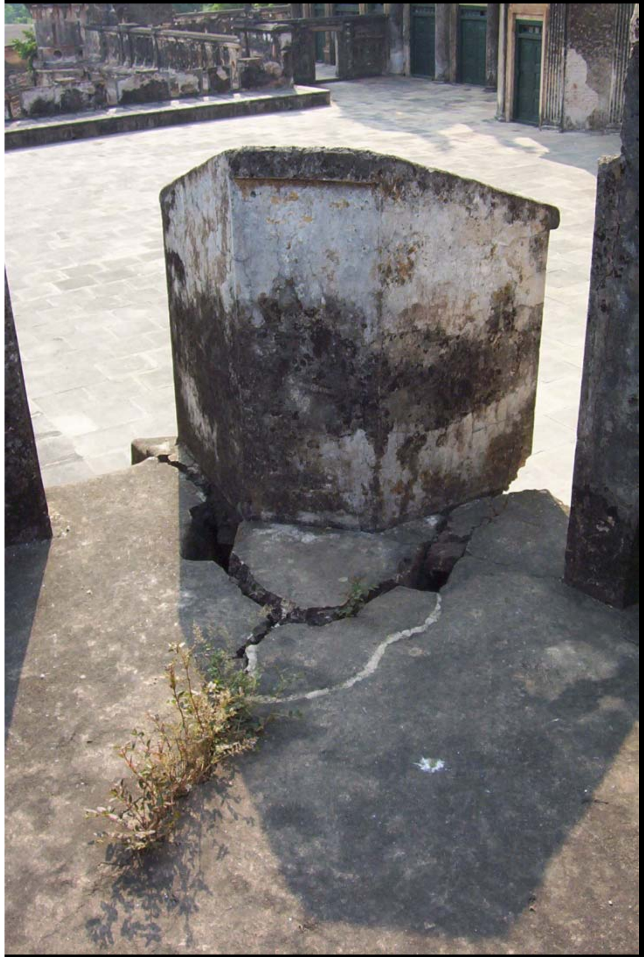
Site study drawings

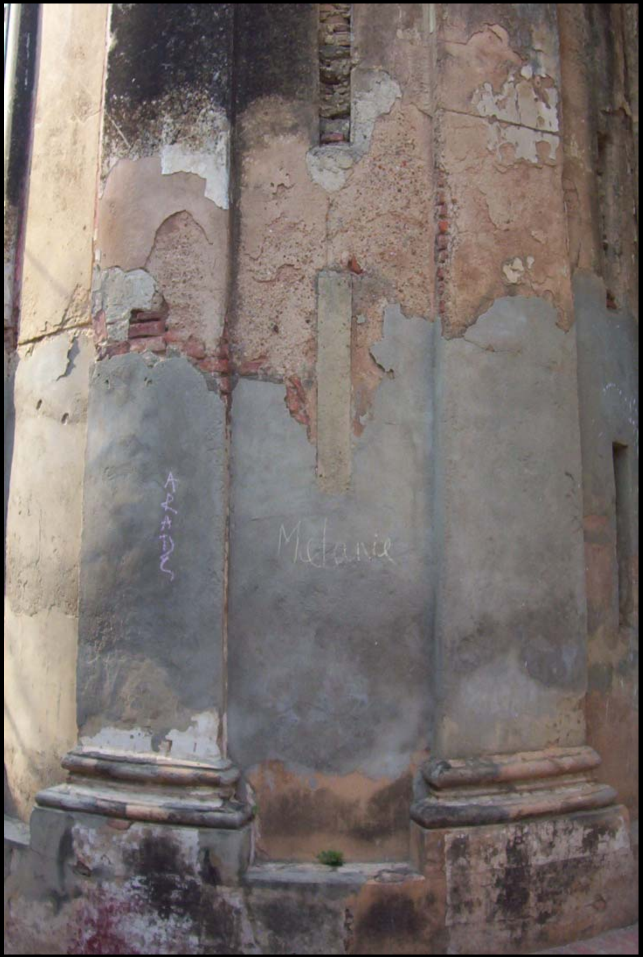

EXISTING SOAKPIT
PROPOSED MANHOLE
PROPOSED MANHOLE
PROPOSED SOAKPIT AND SEPTIC TANK
PROPOSED MANHOLE
EXISTING MANHOLE
N
SEWAGE DISPOSAL LAYOUT
NOTE: ONE GRID= 10000x10000
la Martiniere Boys College
ARCHITECT : Dr. Neeta Das
ENGINEER : Er. Maseeh Ahmed Khan
DATE : 24·03·06

Construction system and materials

Inspection, Maintenance, and Repair Report

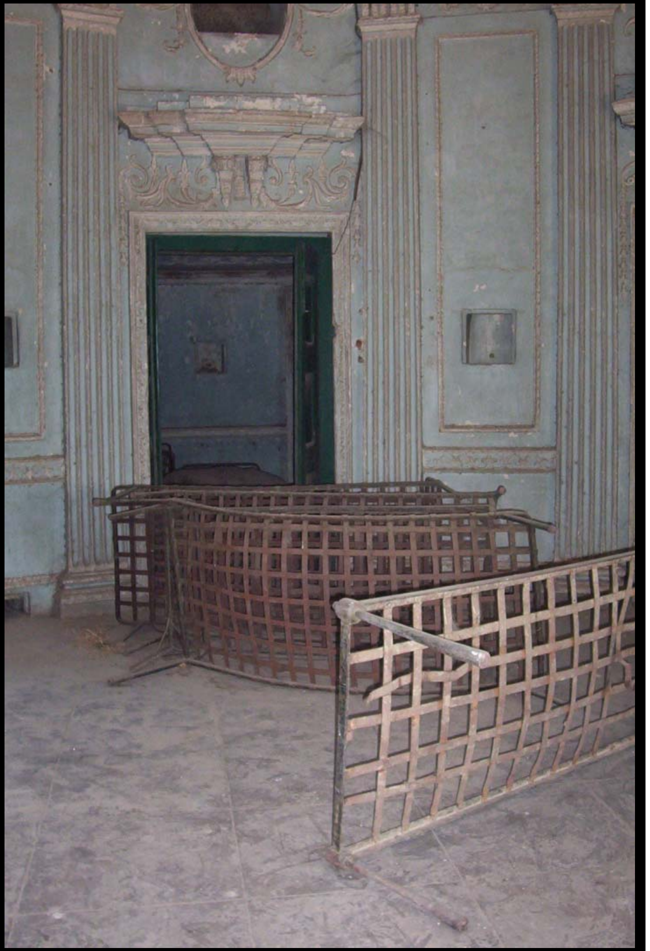
Structural problems



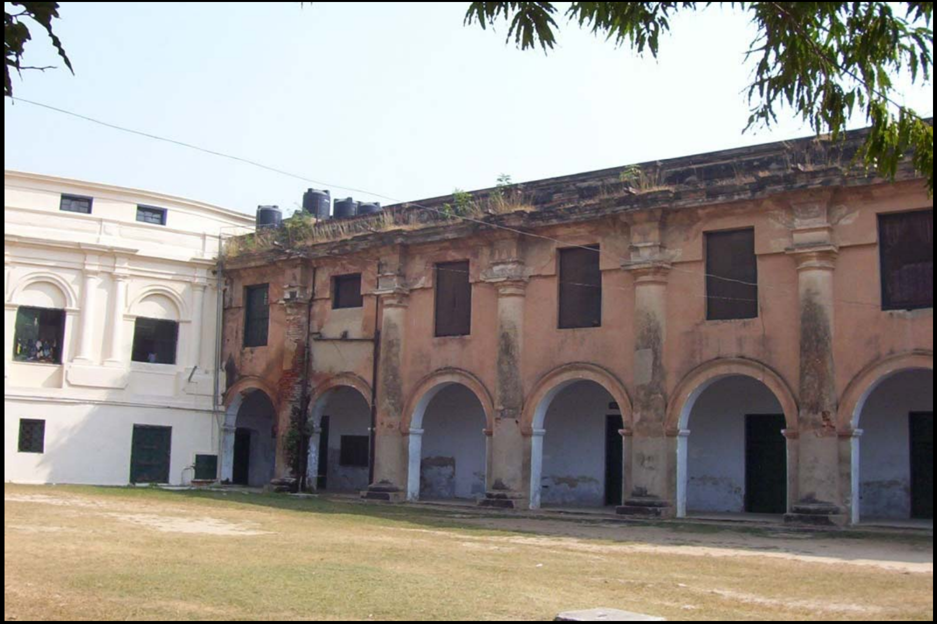


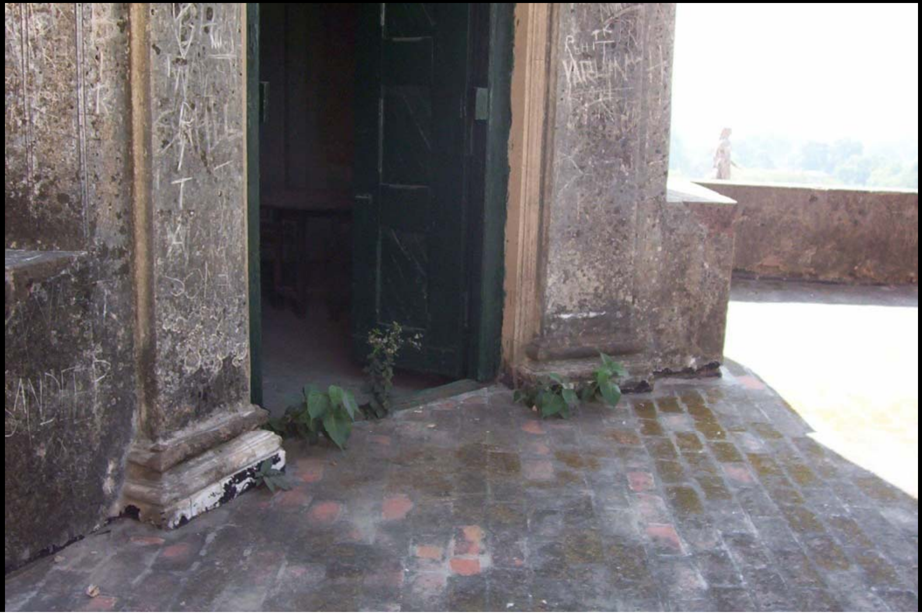
Use of cement for repairs

Unused spaces

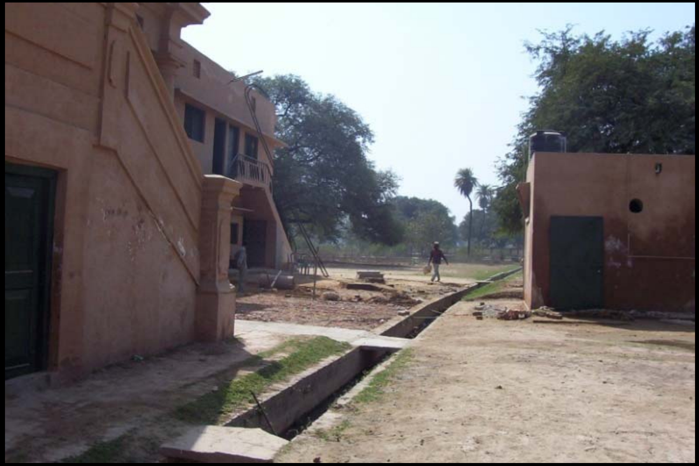


Plant growth

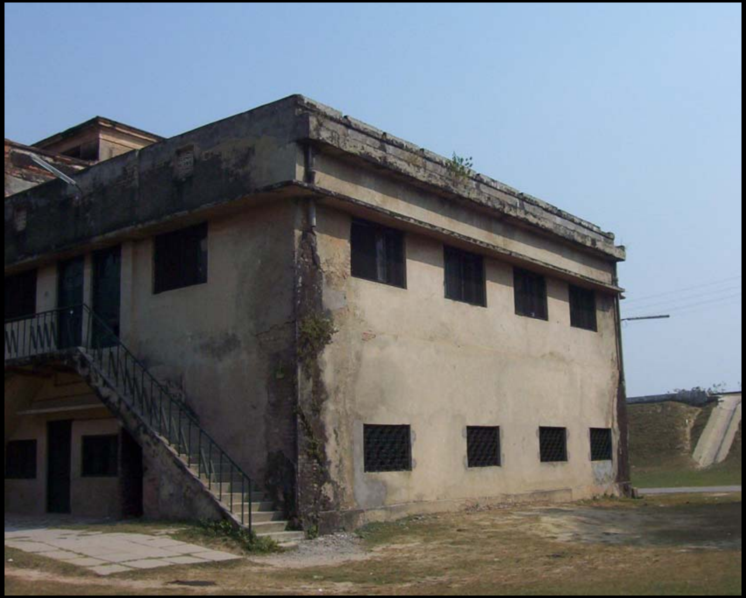


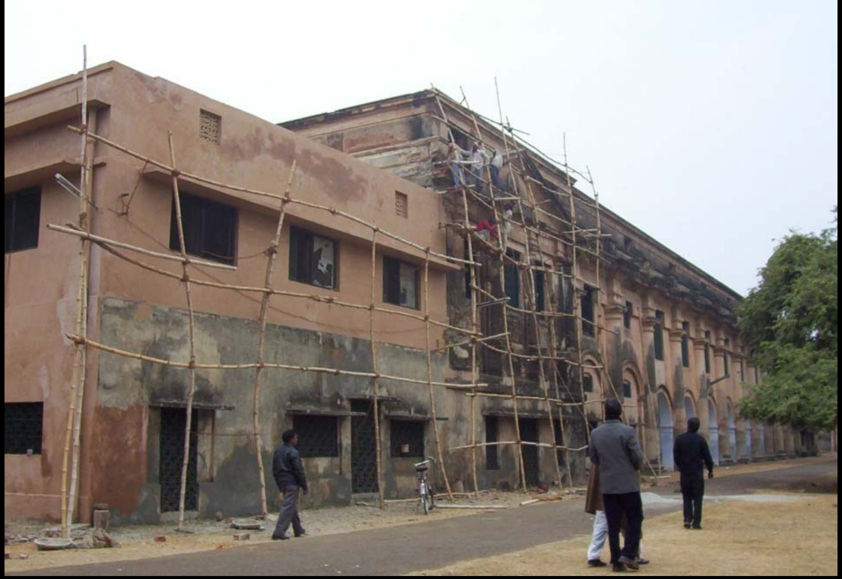


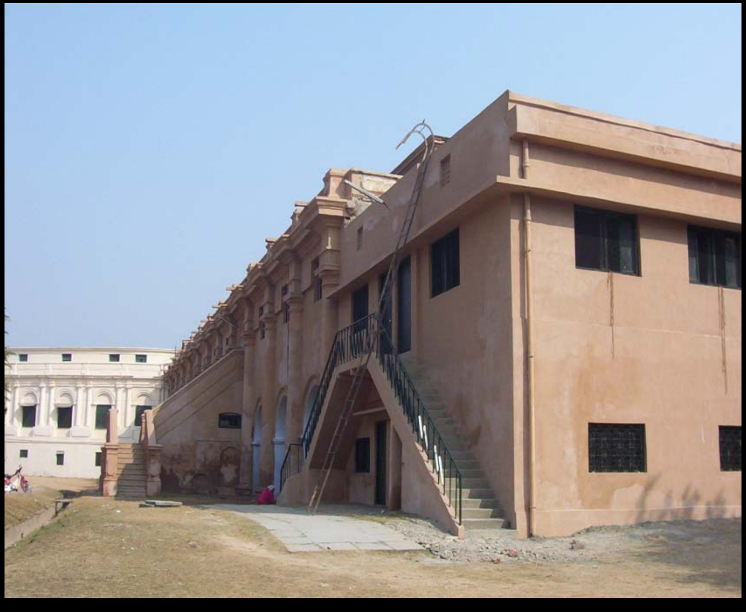
Silting and clogged drains

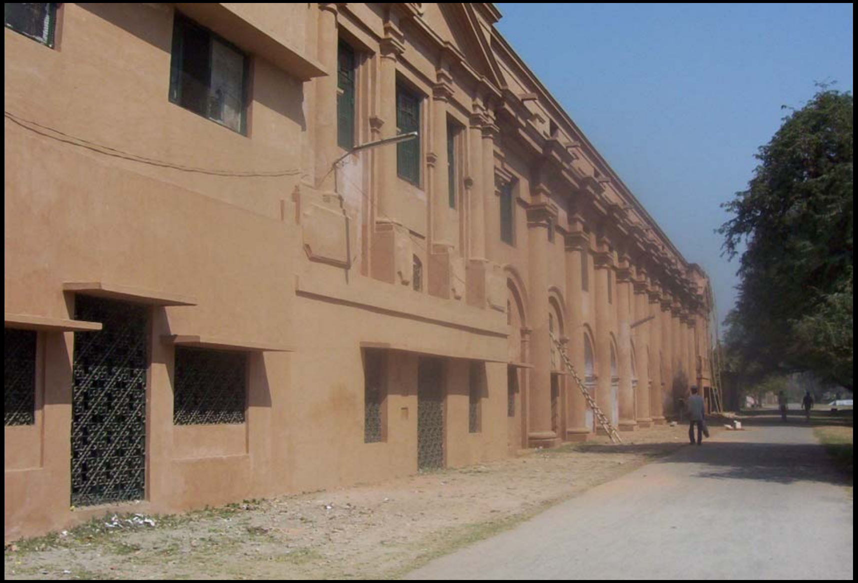


Repair of wings



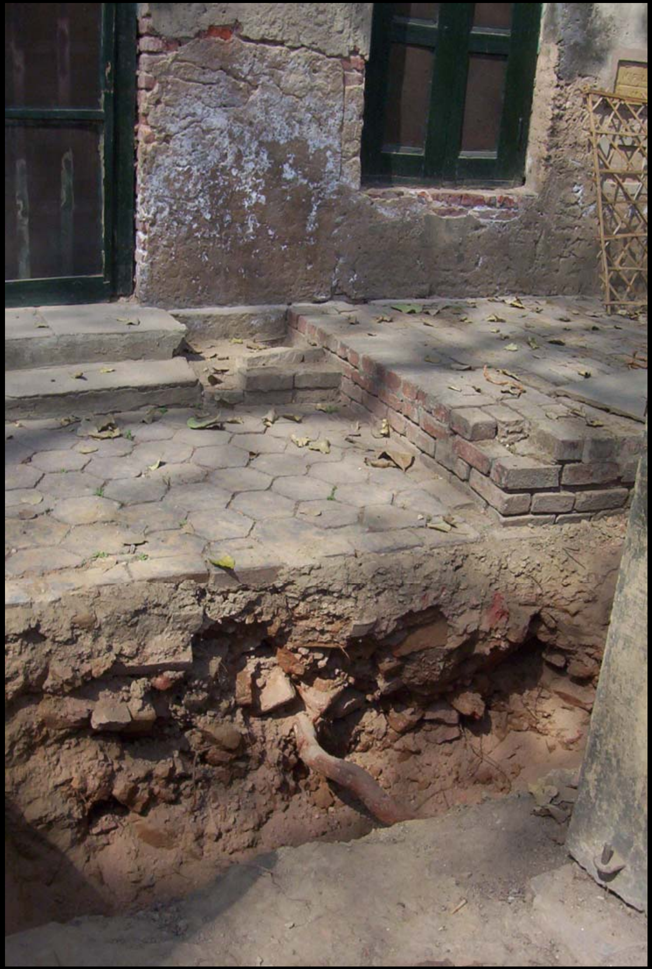


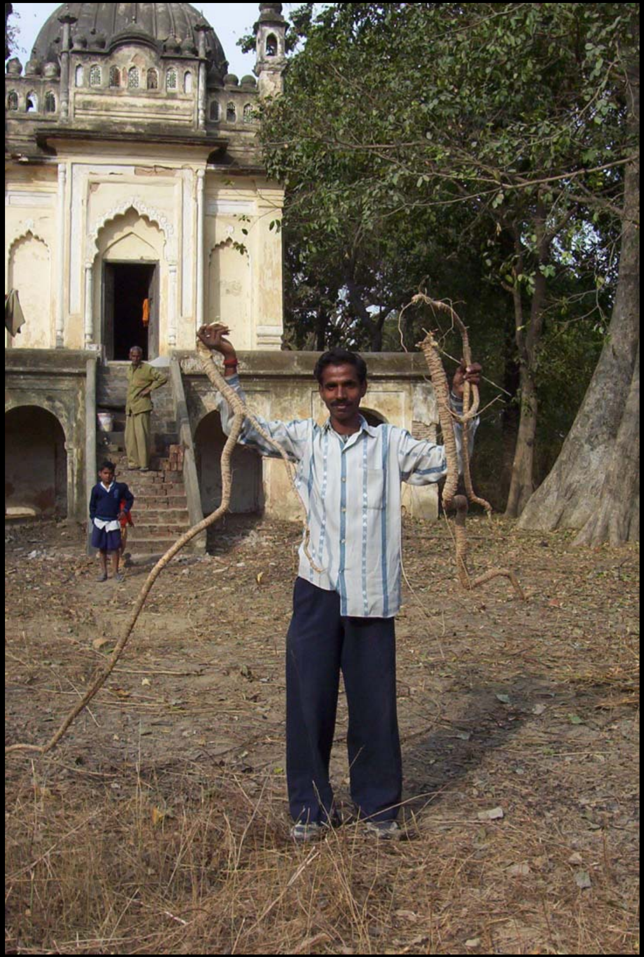




Leveling work in progress

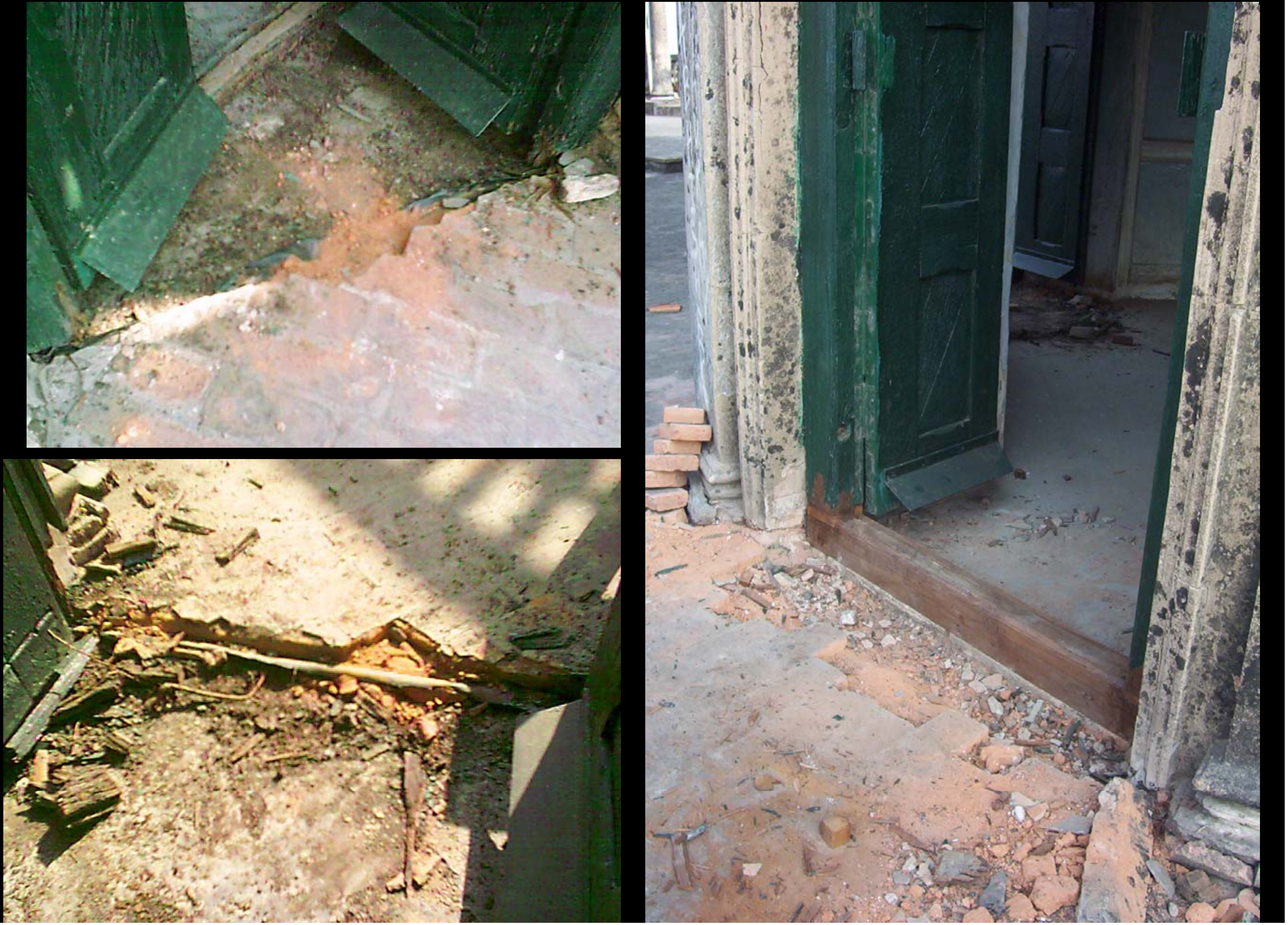
Deep embedded roots



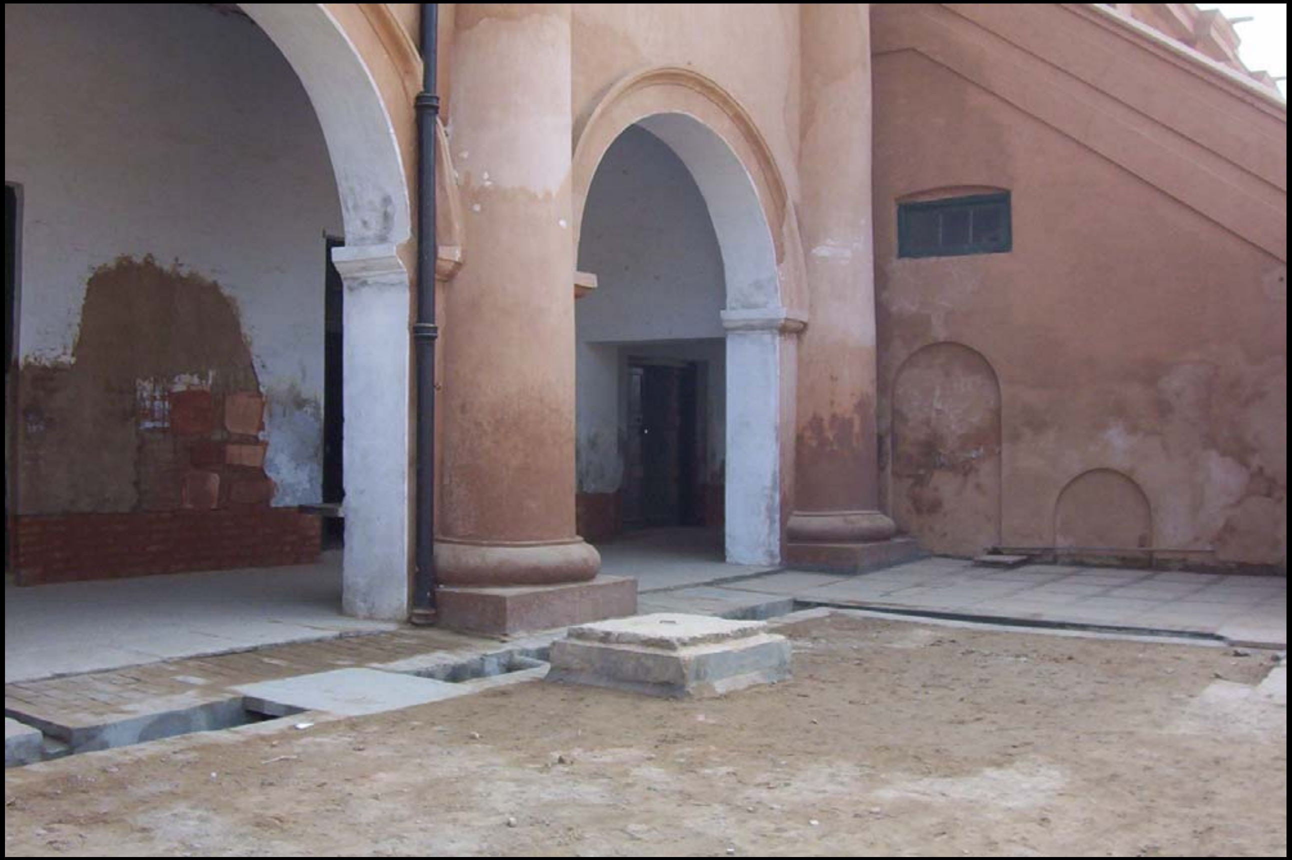


Repair and replacement of plumbing and toilets where necessary

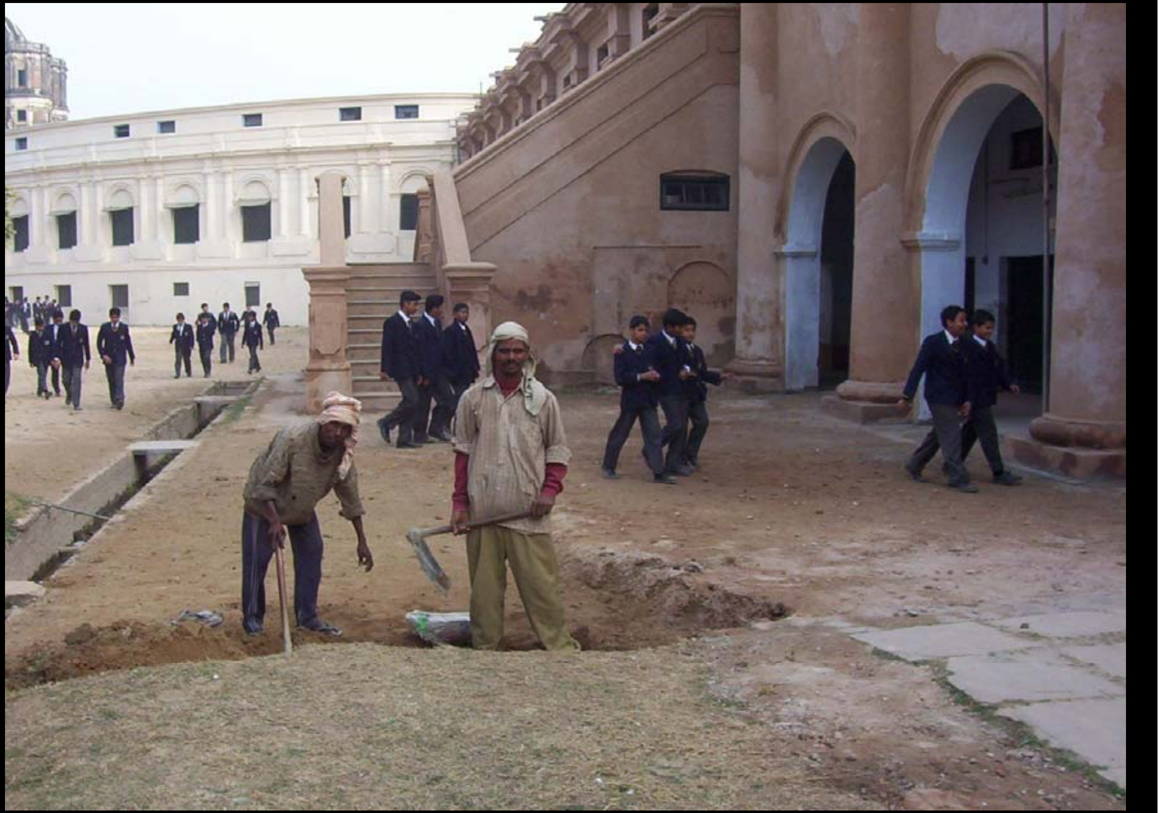
Repair of wood work in Constantia



Repair of flooring where necessary

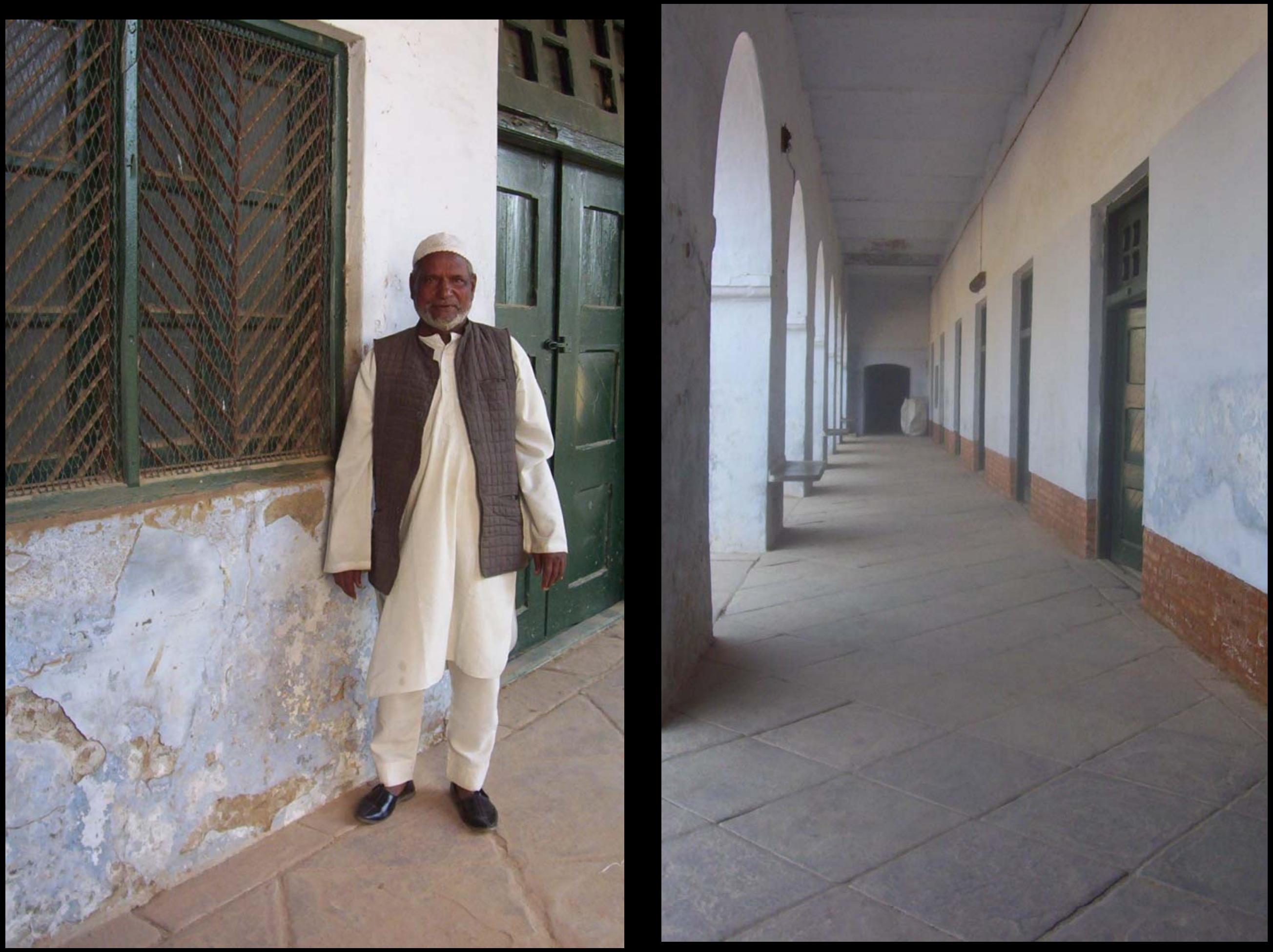


De-silting area around building

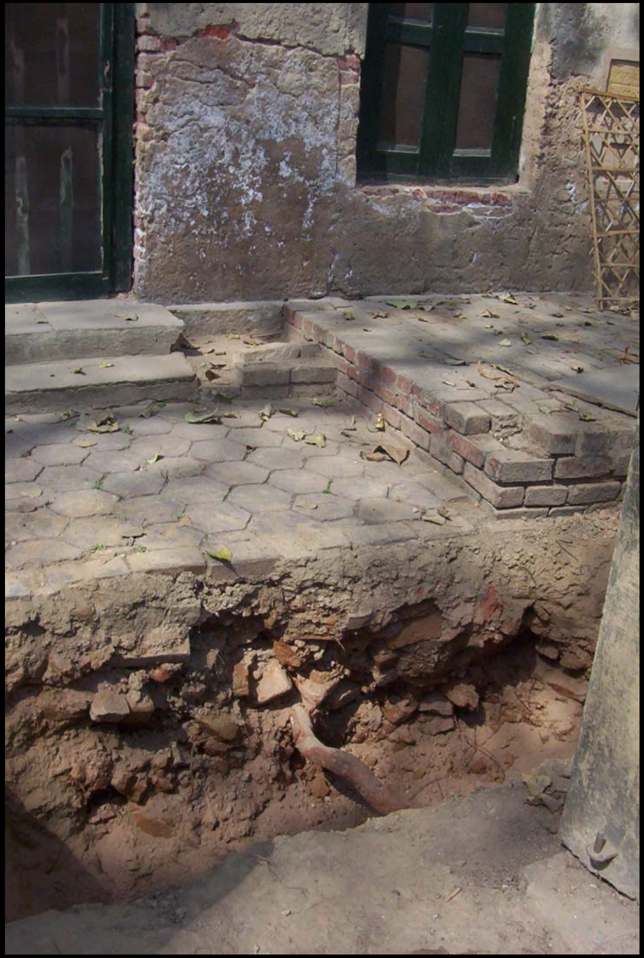


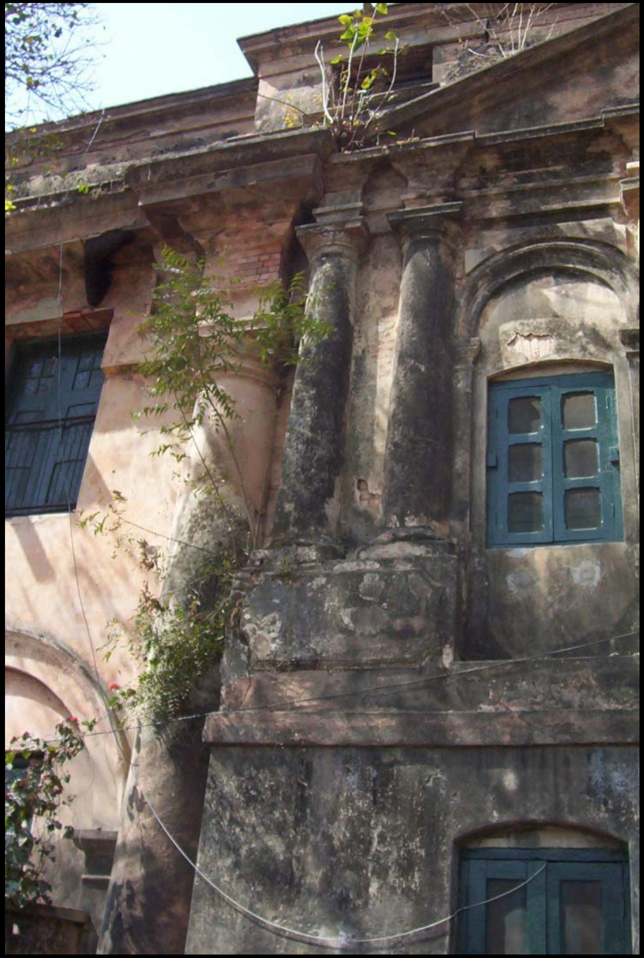
Landscaping work being done on south side

Rising dampness

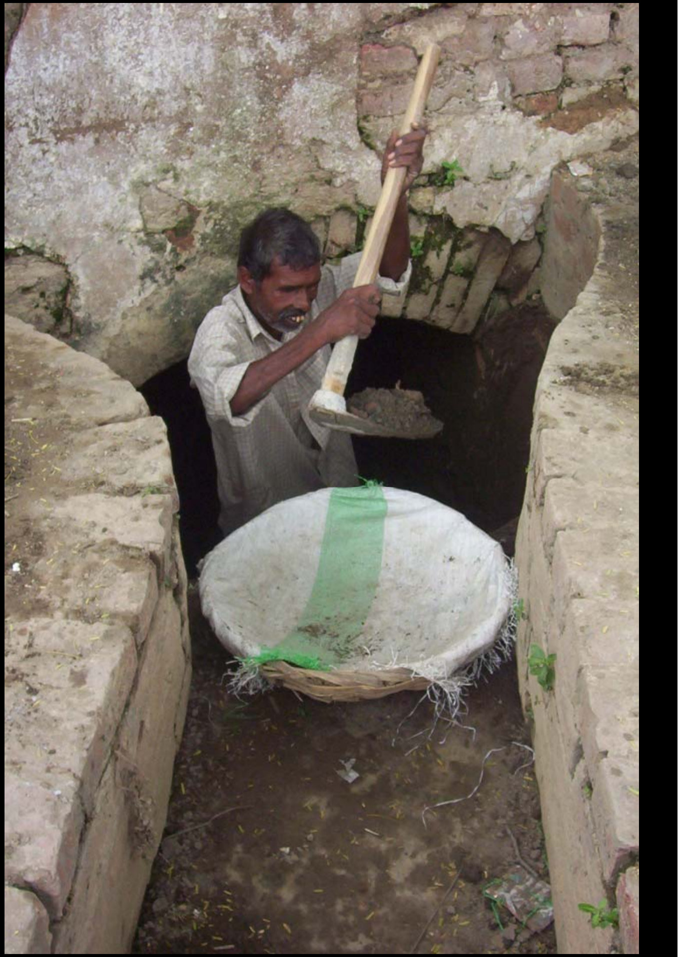


A large root below the building was removed which has resulted in a major crack





Cleaning drains



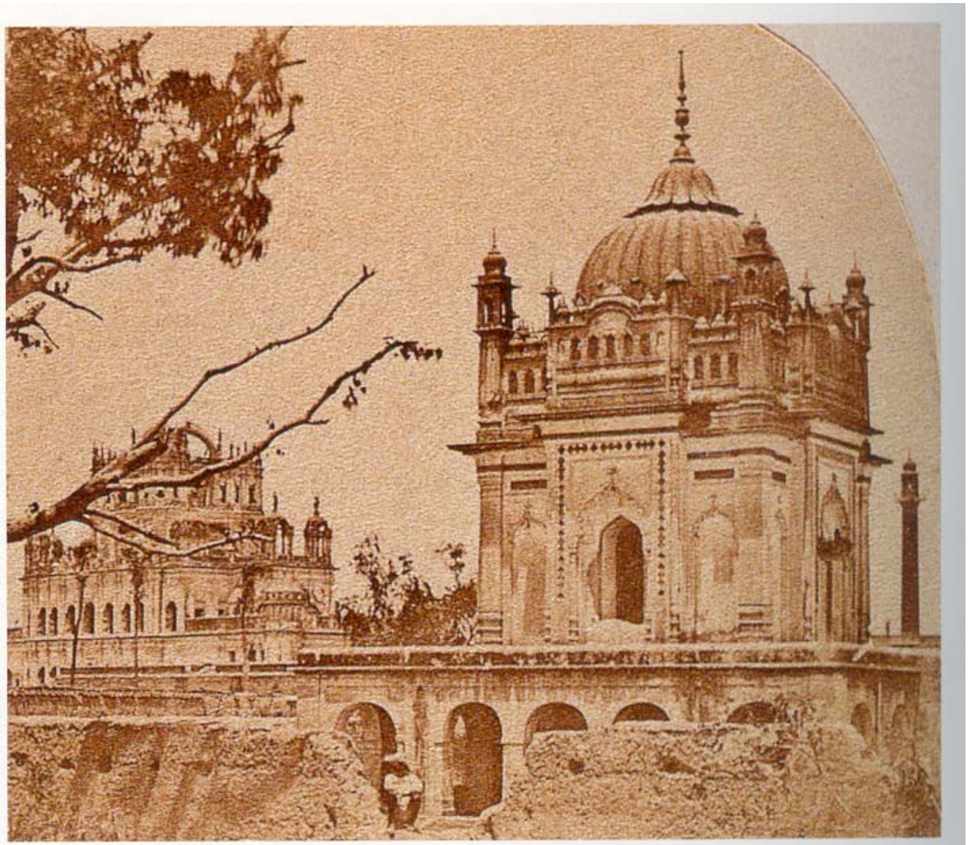
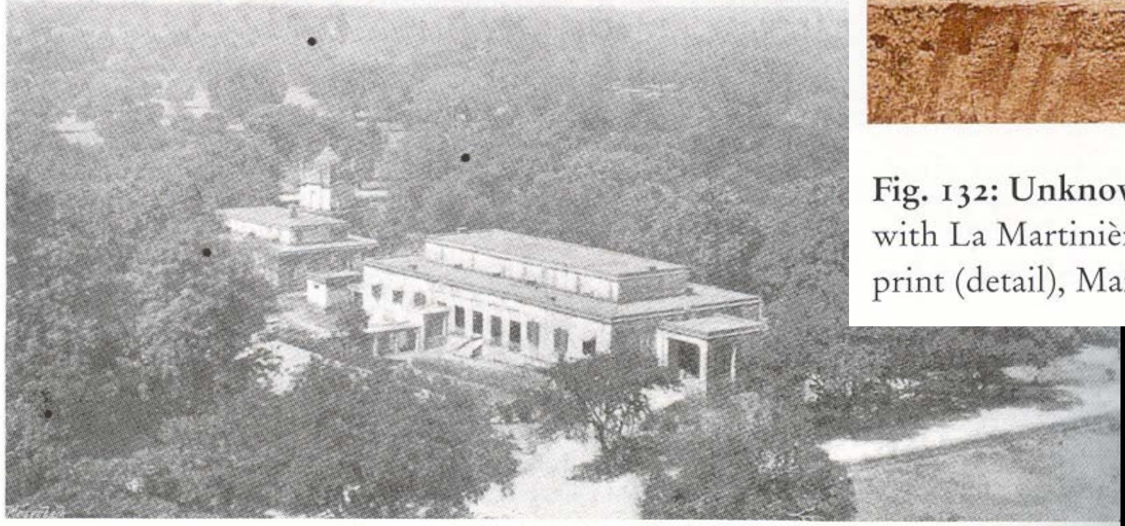


Fig. 132: Unknown photographer, The Tomb of Boulone Lize, with La Martinière in the background, albumen stereoscopic print (detail), March/April 1858.



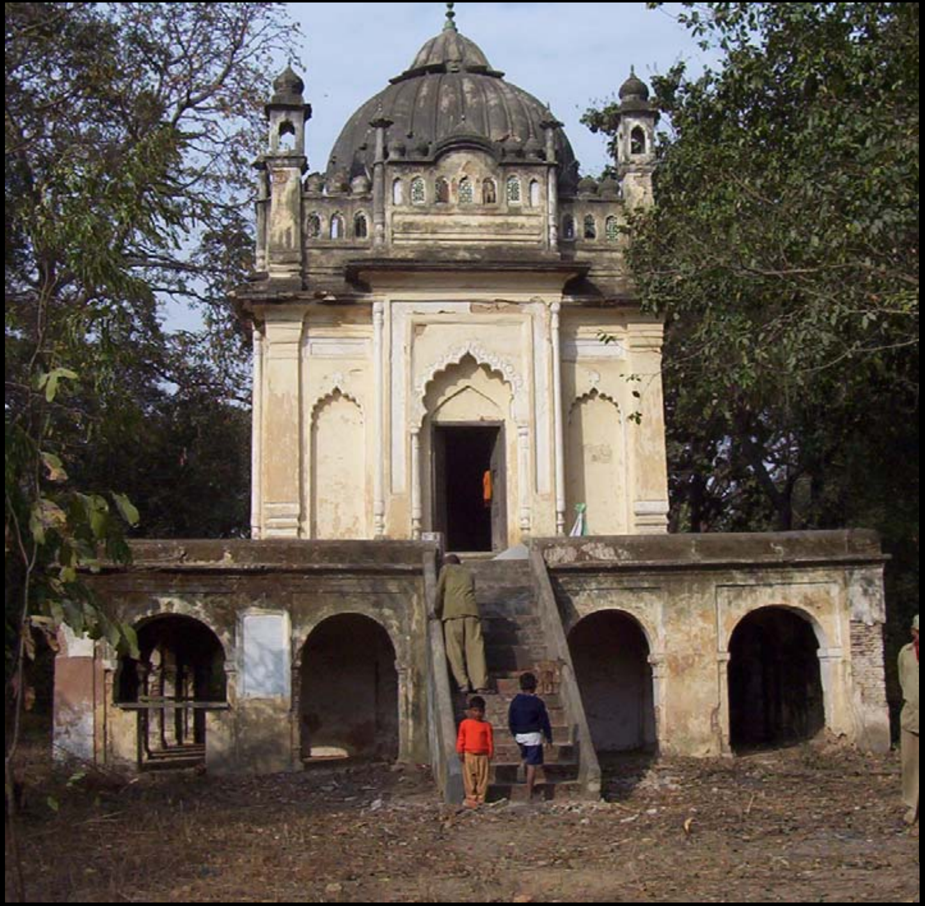
Hospital and House of the Resident Assistant Surgeon and nurse; with a view of the Martiniere Park (note the great number of trees).

Incidentally Login, later Sir John Login and guardian of the great Mah
Ranjit Singh's son Duleep Singh, had hoped that the Martiniere would have faci
to train students for the medical profession. Login was the College doctor in
and till shortly thereafter. He was also the first Secretary of the Local Commi

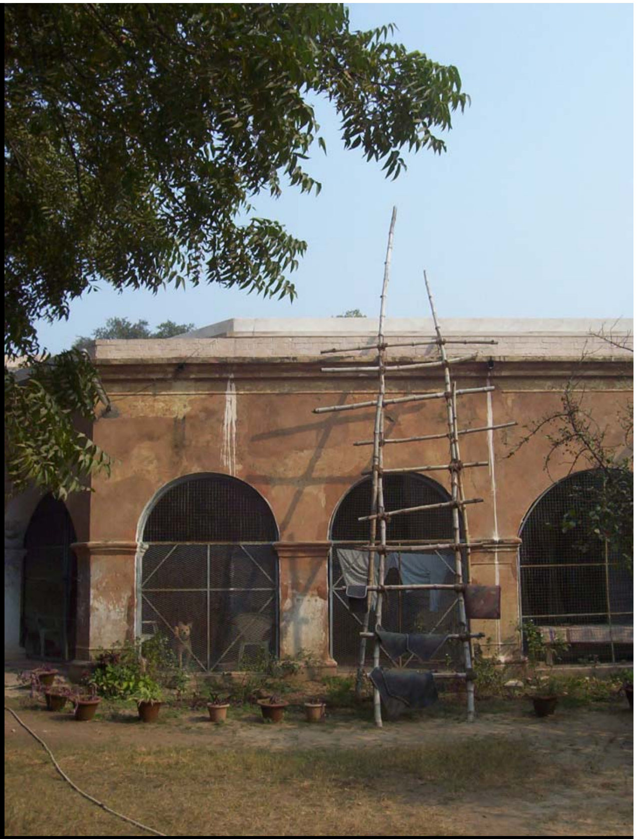
The Lake as we now know it was completed in 1865. Till 1864 it had been r
smaller, extending southwards only upto the southern gate between the old I

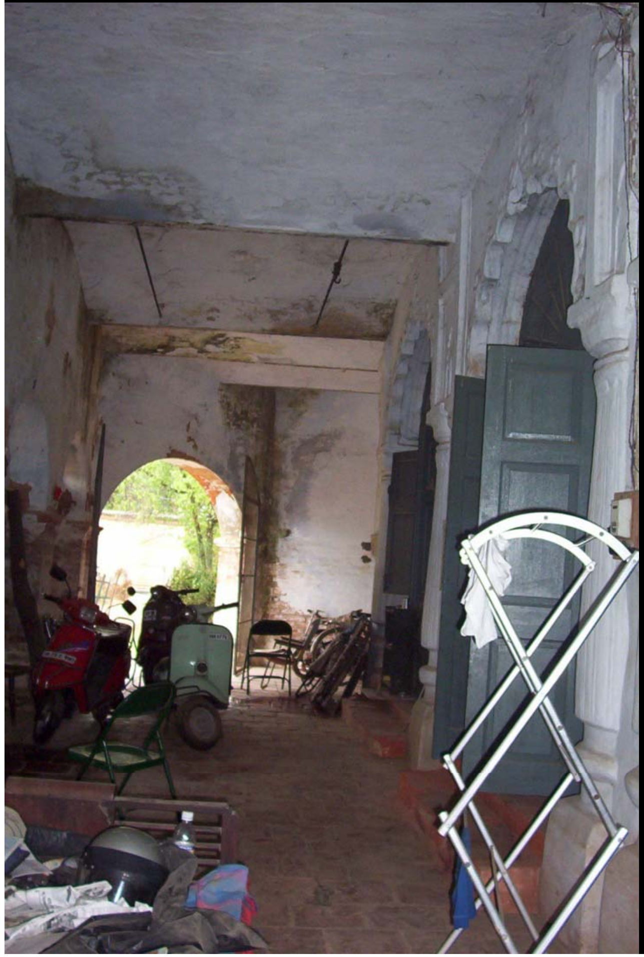
Repair of other important structures on campus

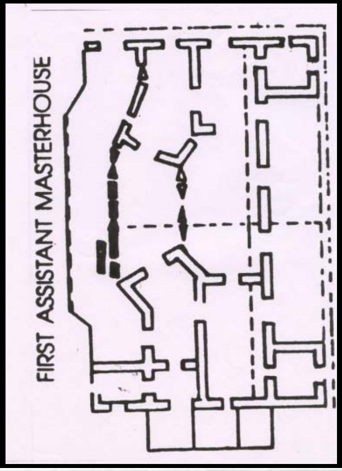
Cleaning and repairing Gori Bibi’s tomb

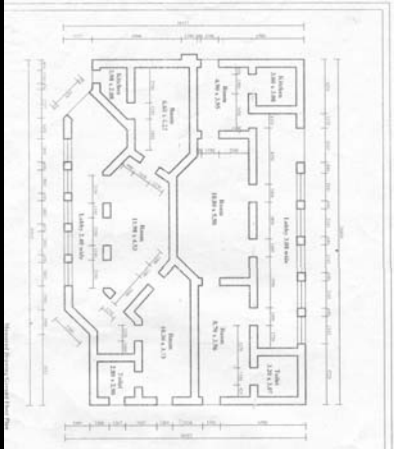


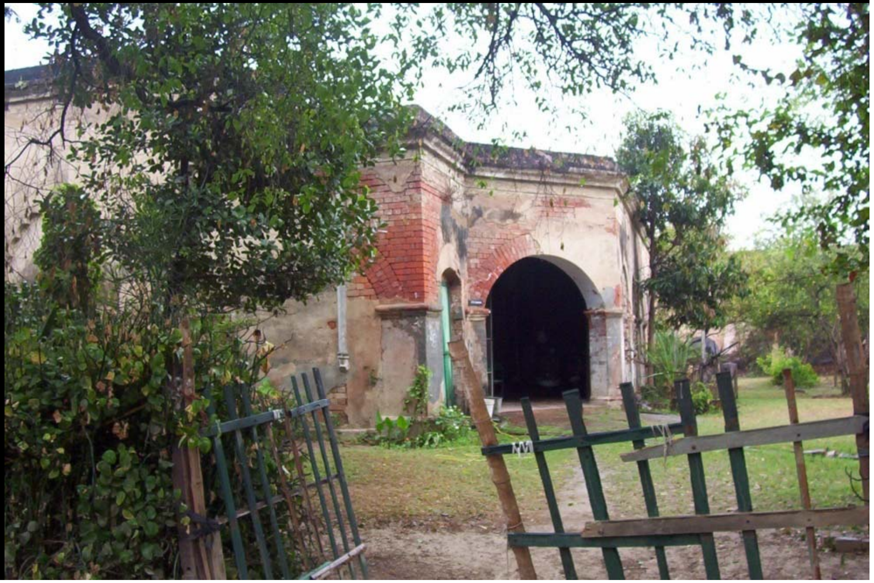
Repair of Mahalsara

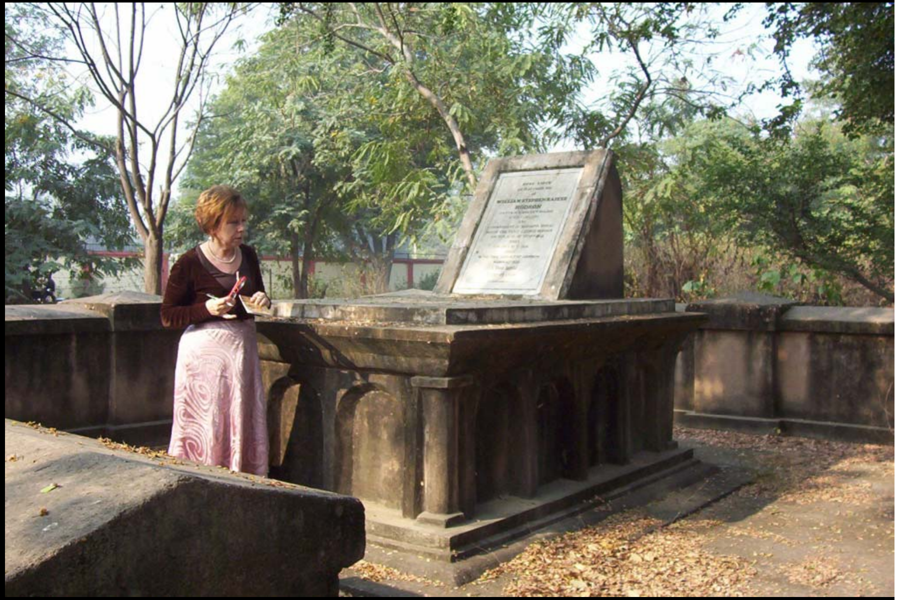




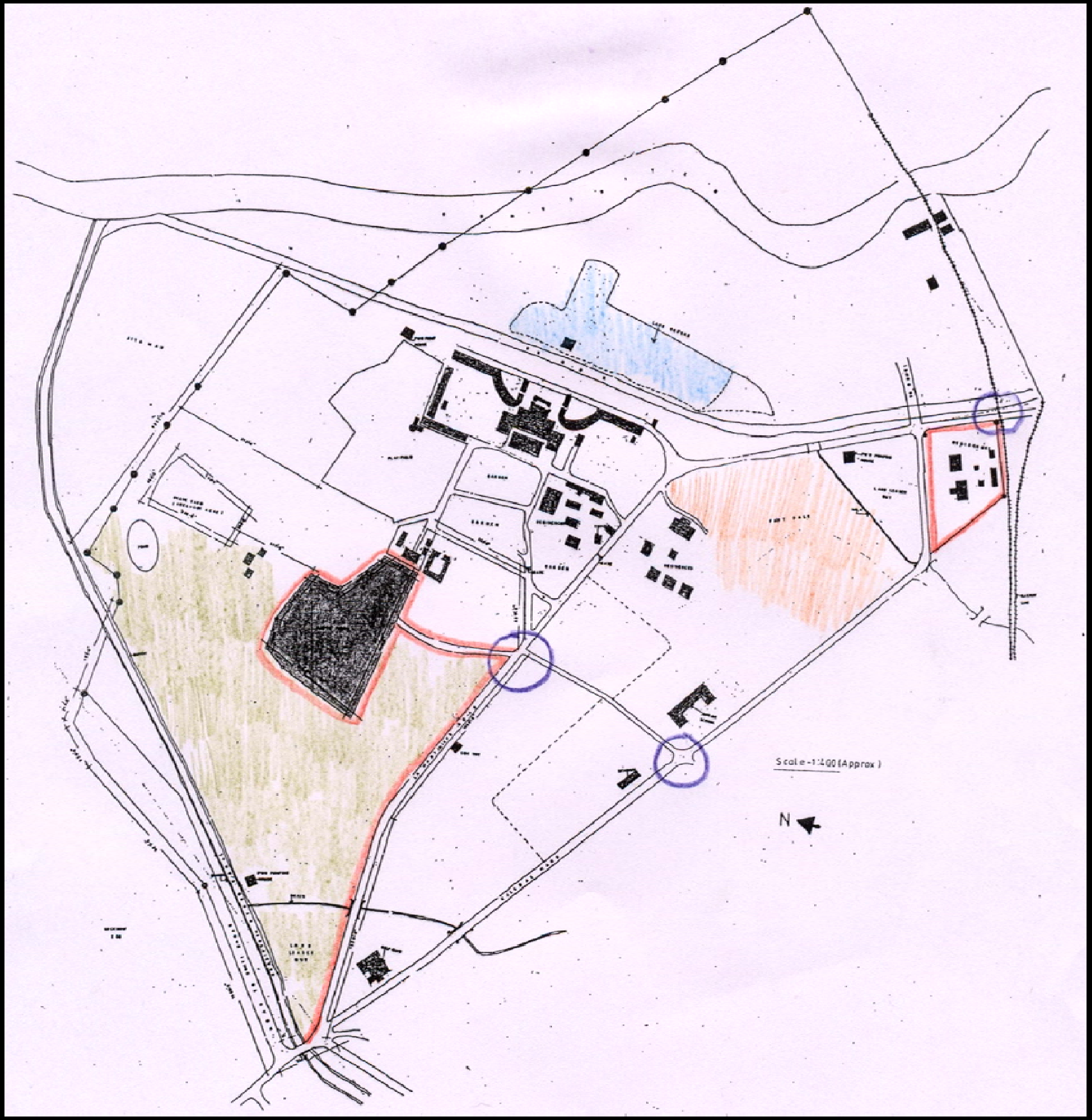

FIRST ASSISTANT MASTERHOUSE







Repair of Hodson’s tomb



Master Plan

1. The loss of property due to illegal encroachment: Provide boundary wall and gates
2. The expansion of the school and need for more space: A new hostel block, auditorium, and middle school needed (as per school authorities)
3. Green cover and development of lake

Management Plan

One: Maintenance and repair

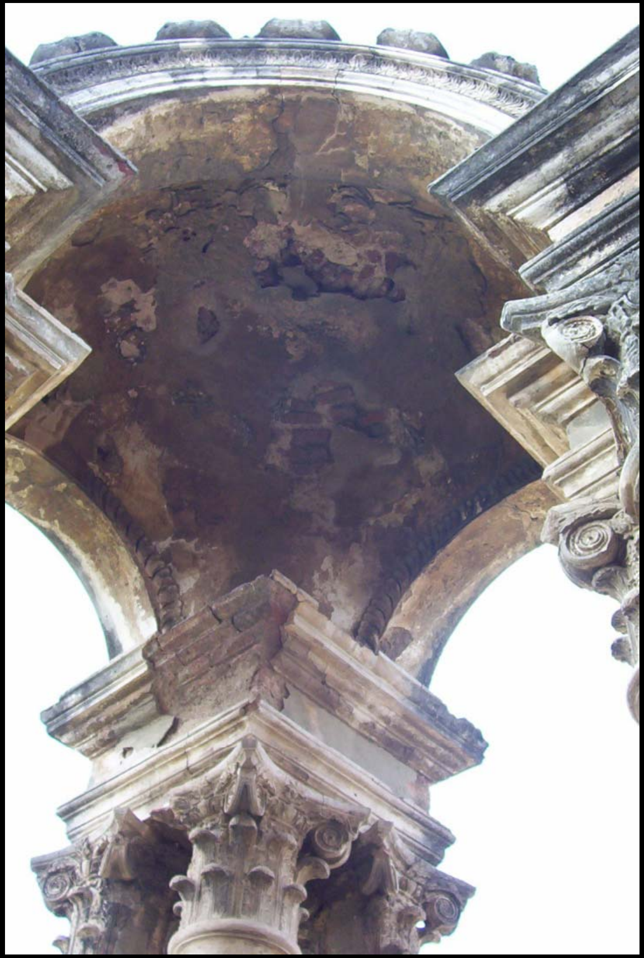
Maintenance is a process of constant care of the building based on active inspection involving minimum intervention and repair as and when necessary with compatible material

Two: Master plan of the Estate

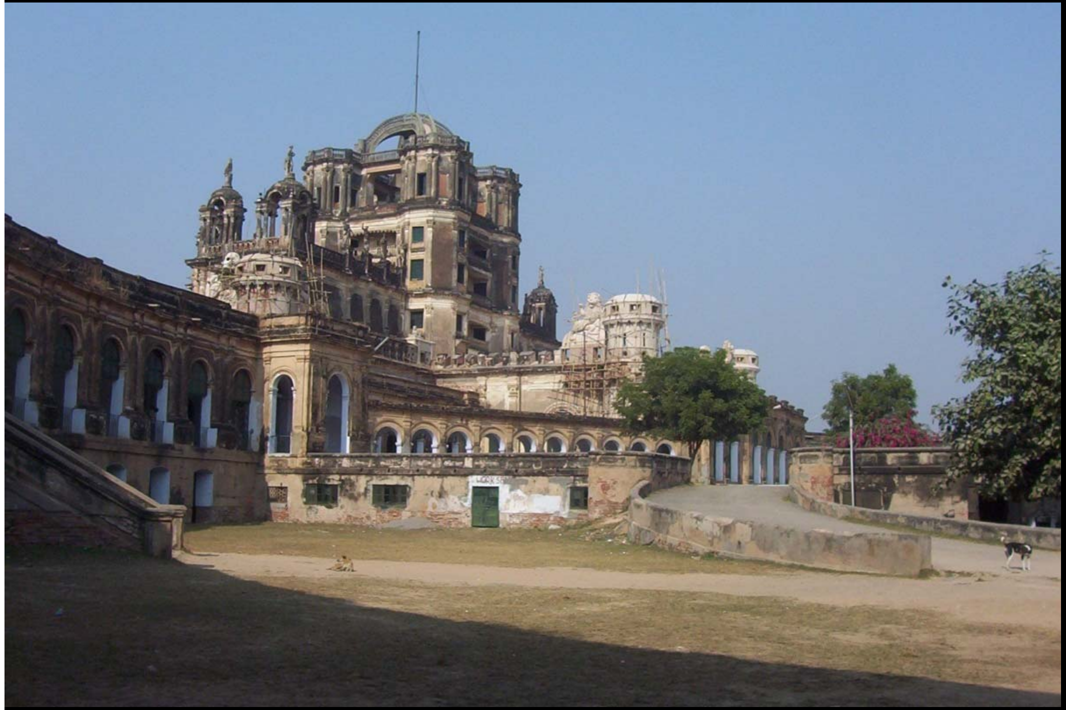
Every estate needs to have a master plan, which would assist in guiding the future planning and development of the estate and needs to be revised at regular intervals in accordance with the changing needs of the estate.

Three: Repair of Constantia

A preliminary inspection of the Constantia suggests the building to be structurally sound, however, the roofs of the building have developed structural cracks, that lead to water seepage, and would ultimately lead to collapse. They need immediate attention.



Conservation of Constantia



Phase one: Critical area Restoration of roofs, bastions, lions, chatris, and sculptures

Phase two: Consolidation of railings, cornices, weather boards, etc

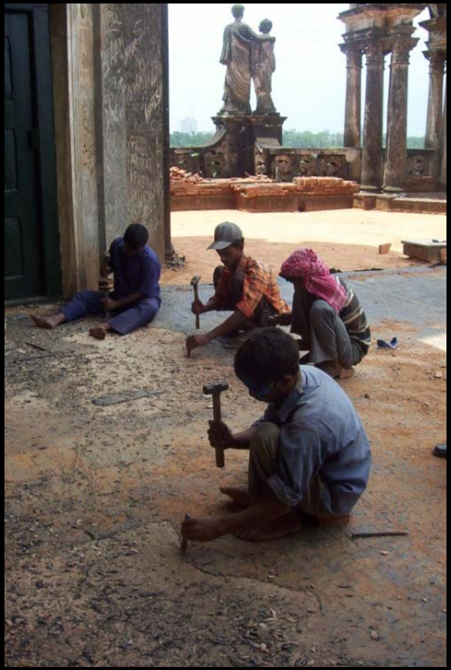
Phase three: Finishing after cleaning, waterproofing, and painting

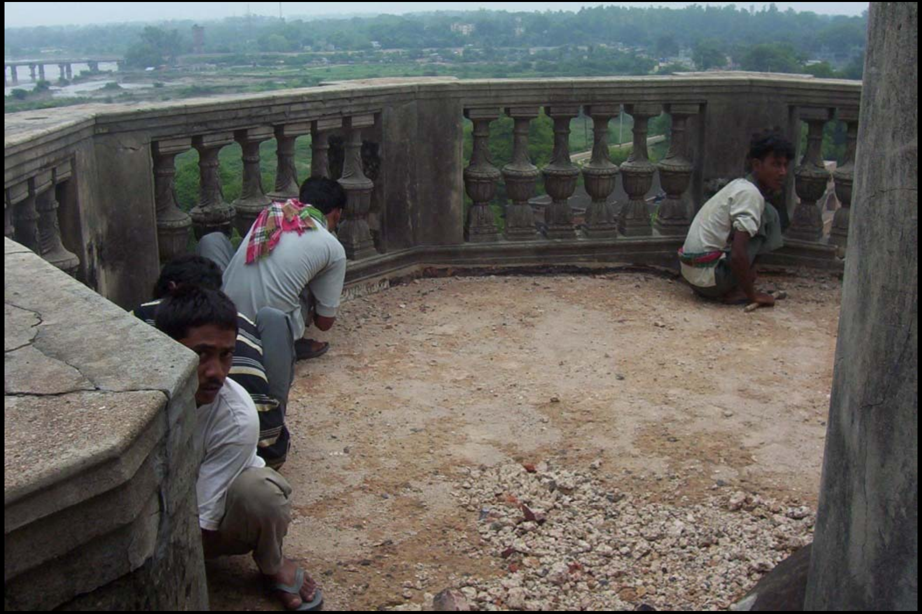
Phase four: Interior stucco restoration

Conservation of roofs

Removal of existing tiles, stones, and terracing

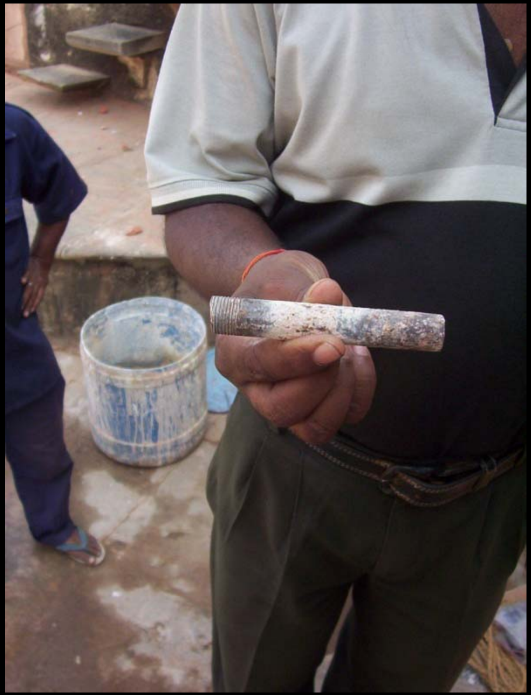
Chipping of top layer

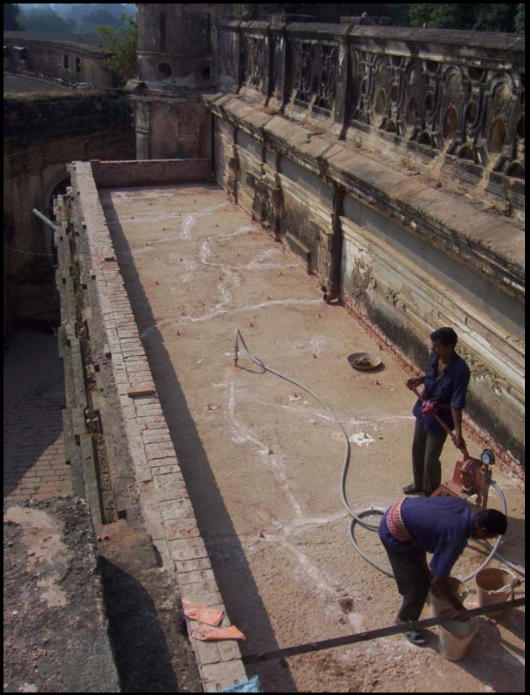


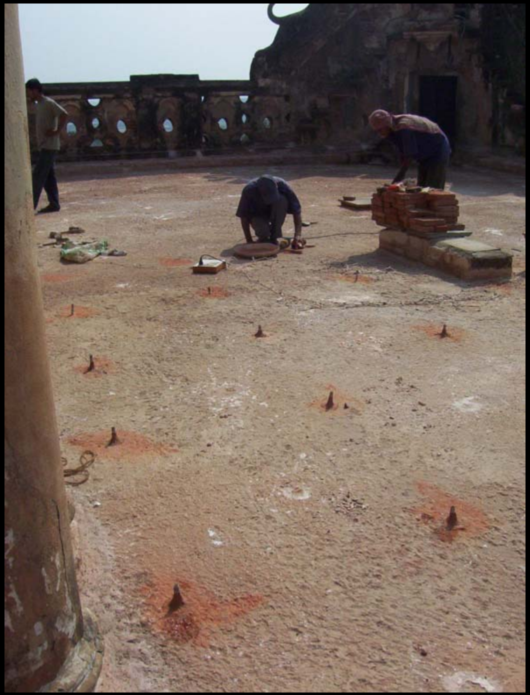


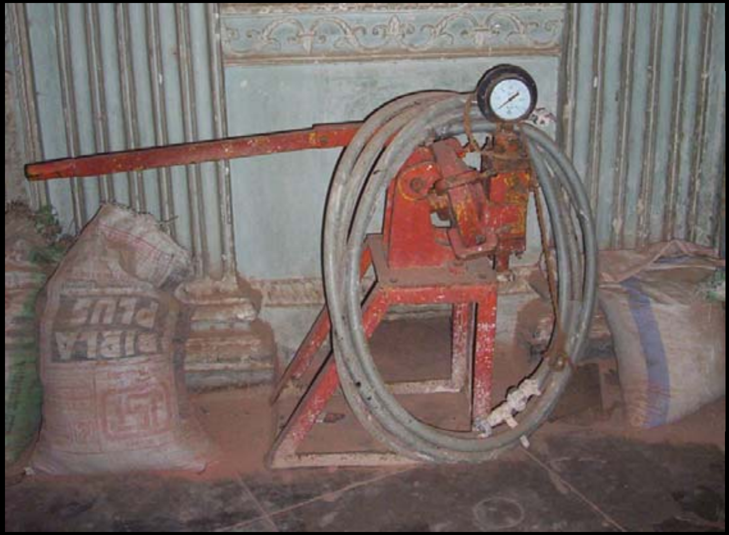
Investigations

Opening vents and drains



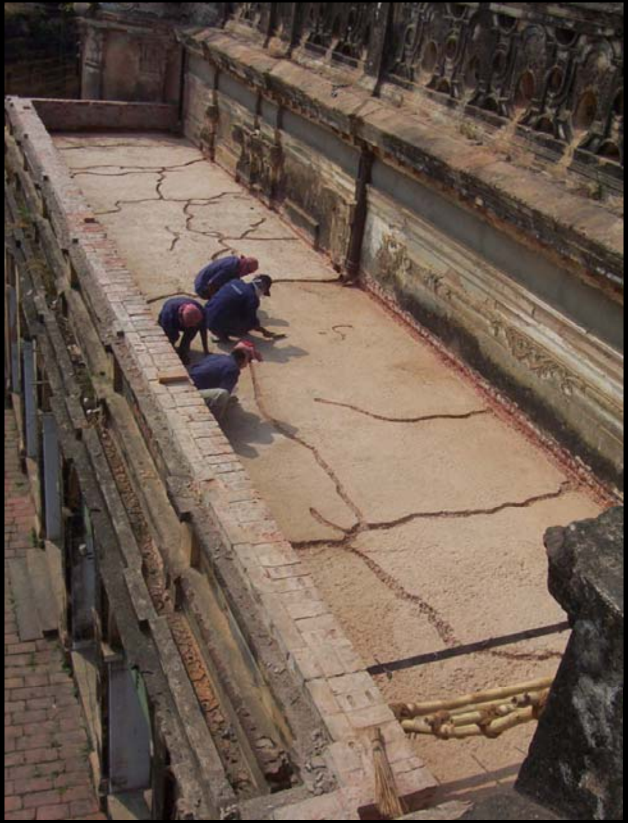


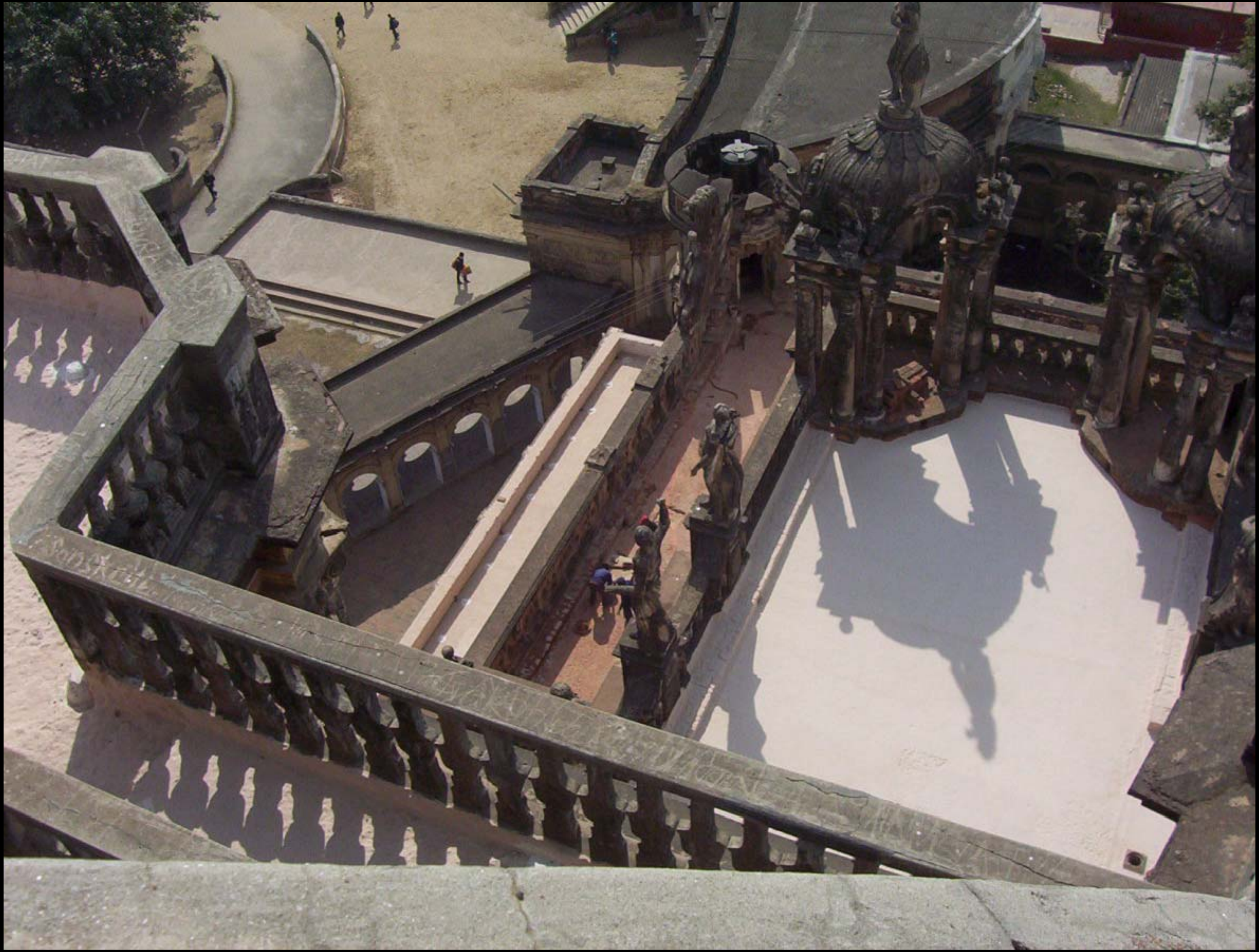




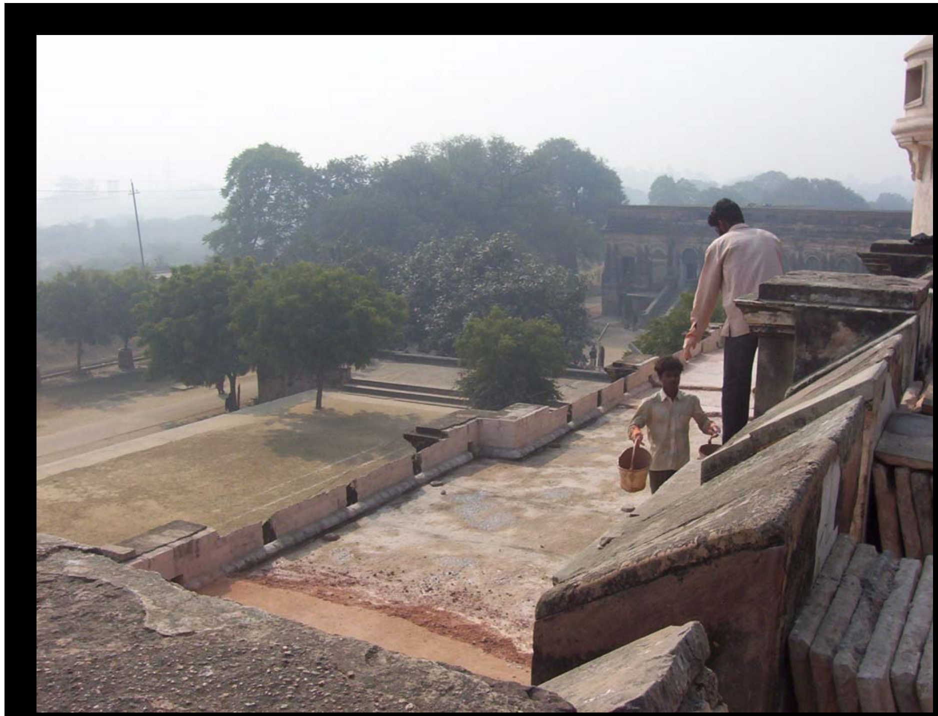
Grouting

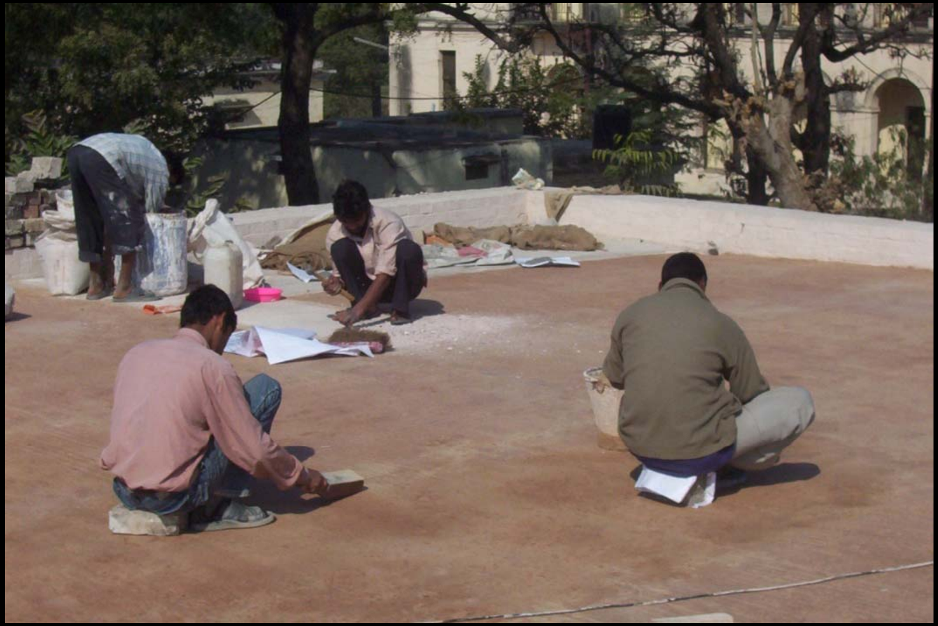
Joint sealing



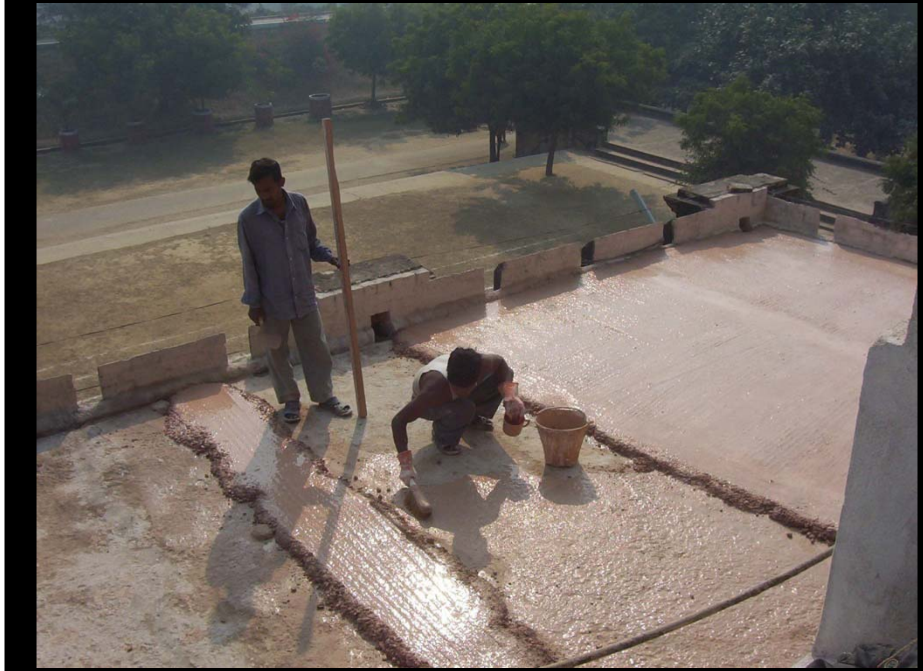


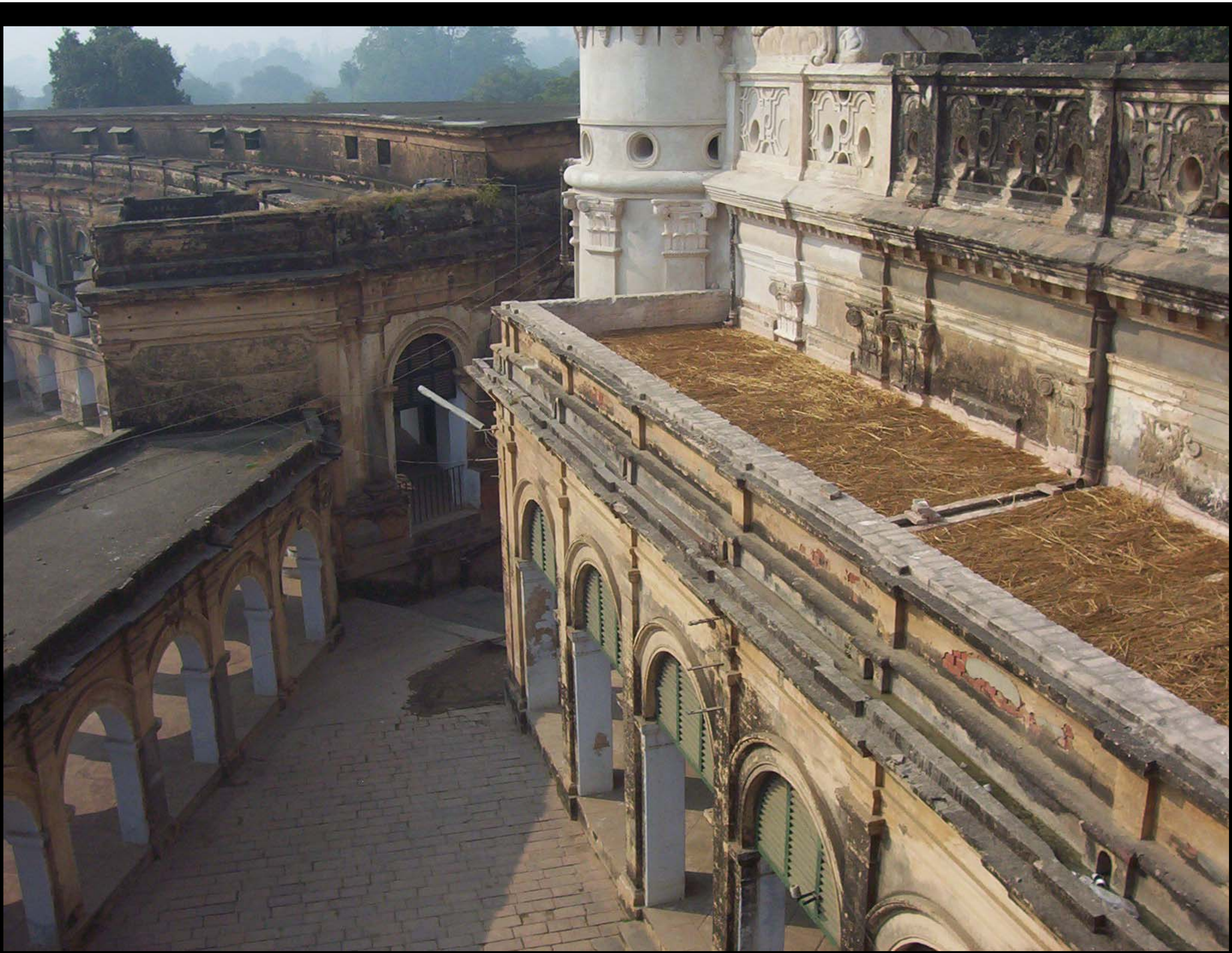
Applying final water proof coat before terracing



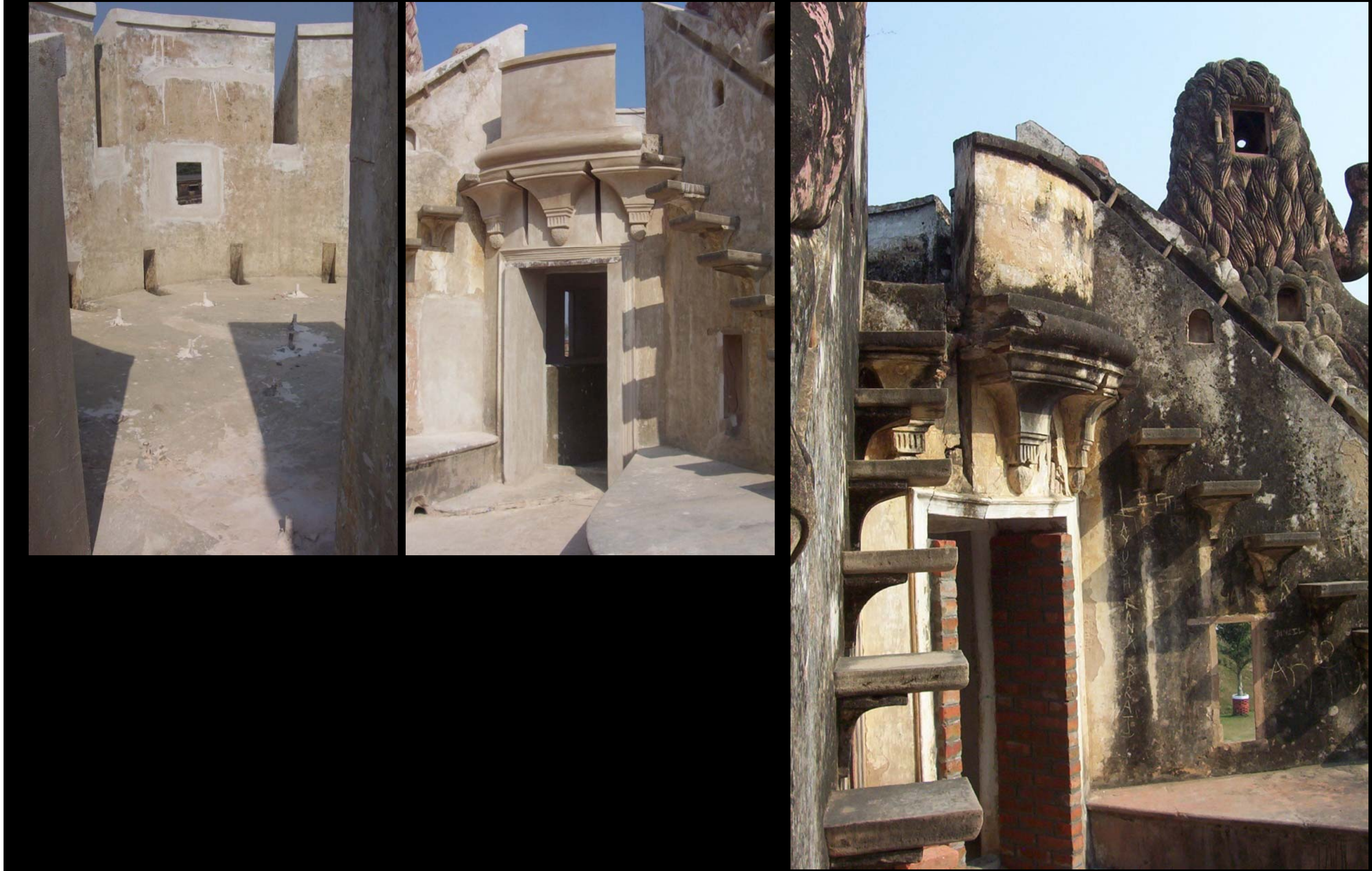


Laying final terracing layer

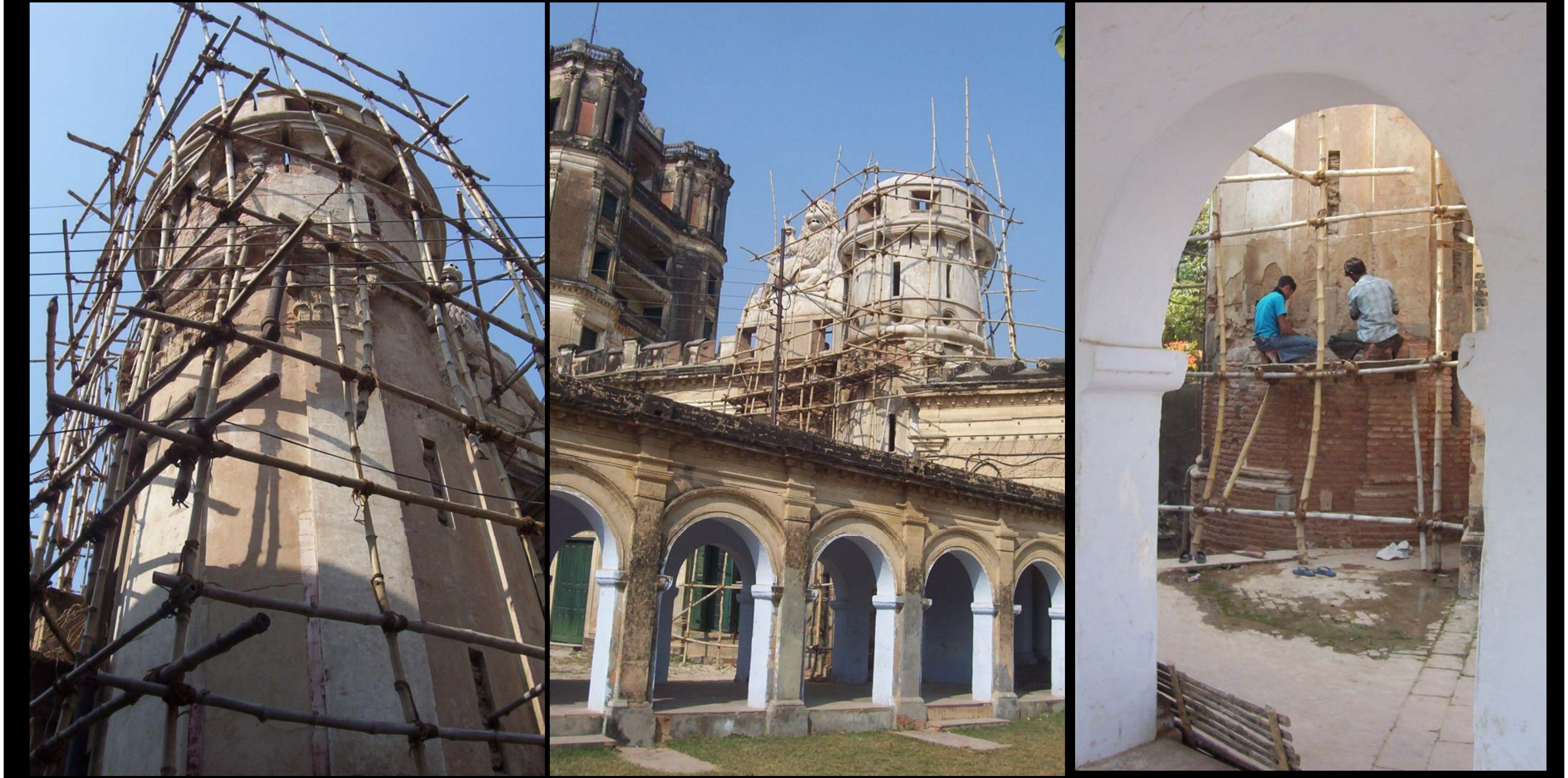




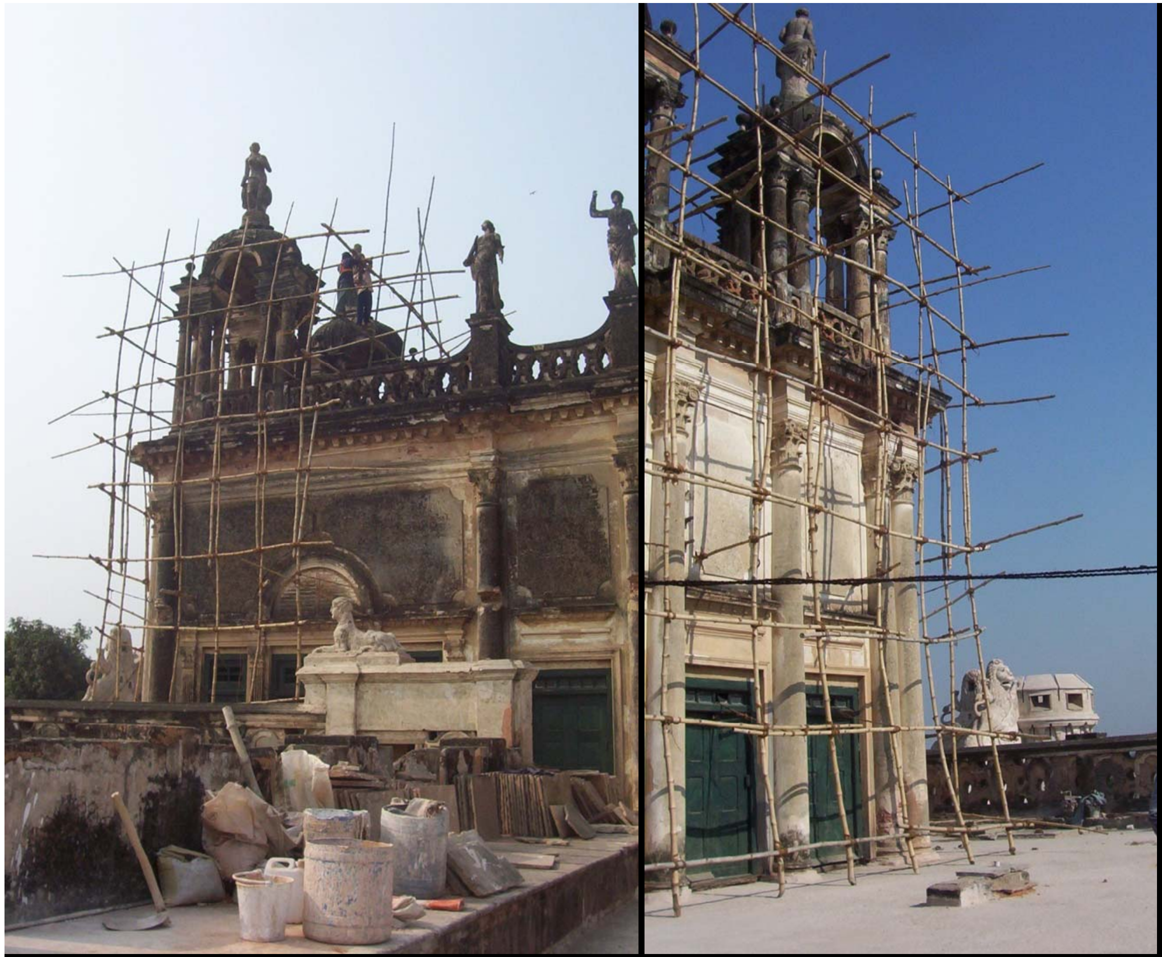
Curing of terrace

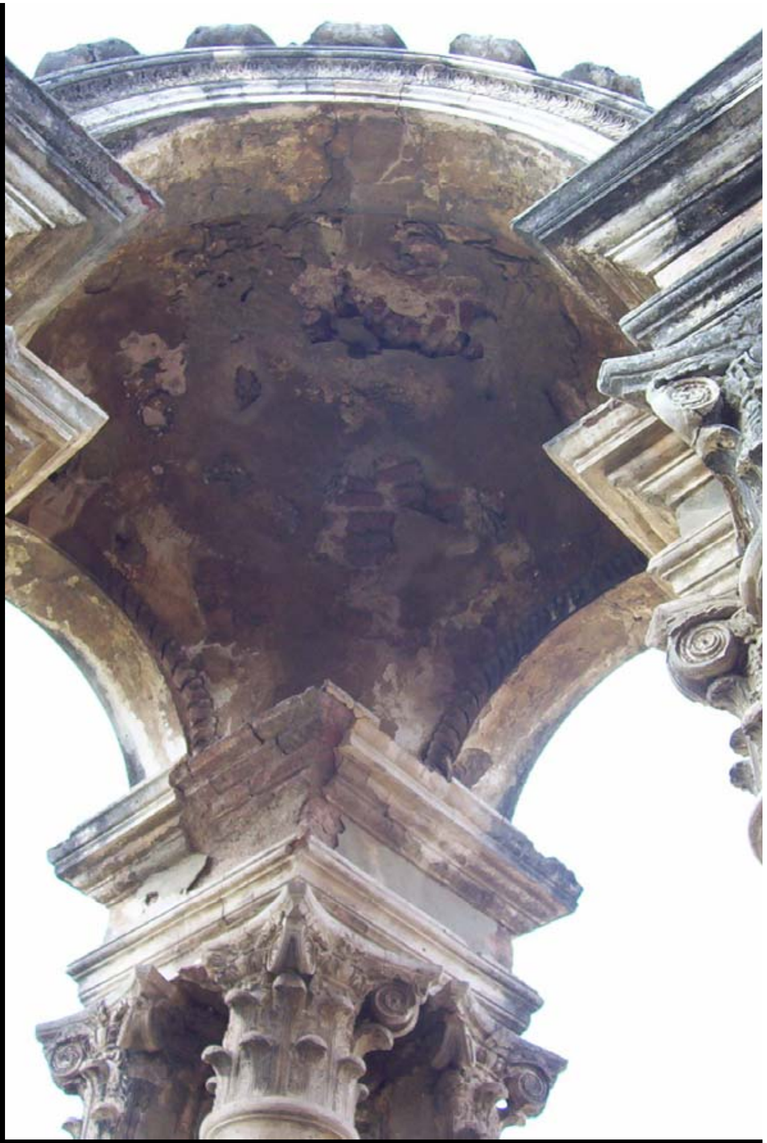


Repair of bastions (structural)



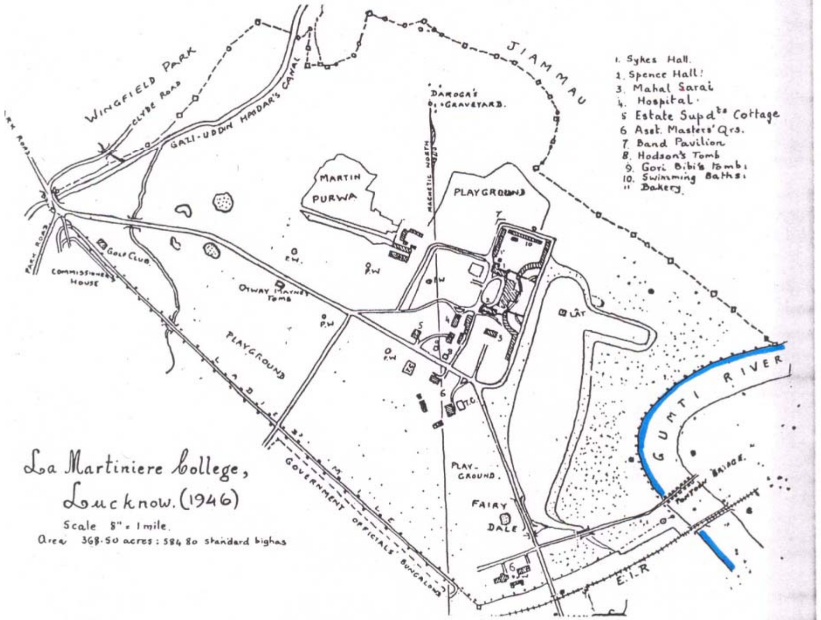
Repair of bastion (joint sealing, plaster repair, cleaning)



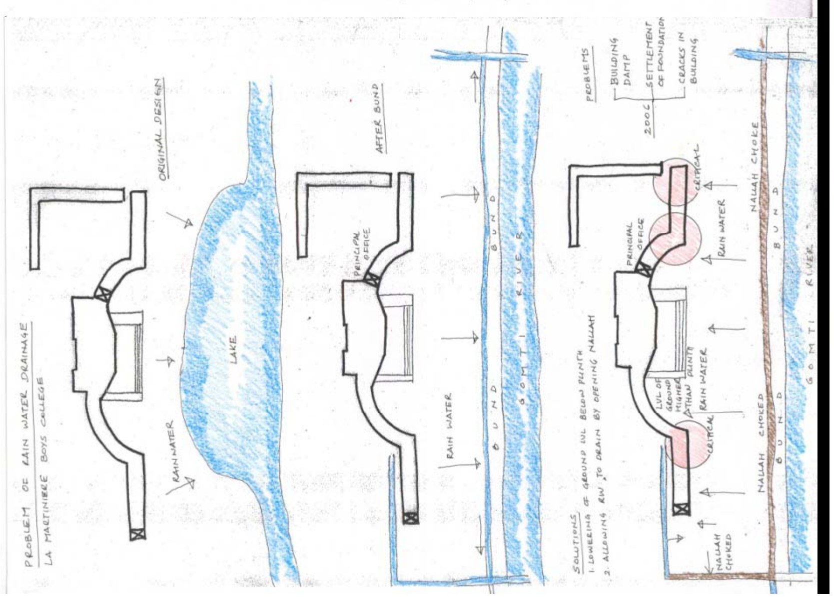


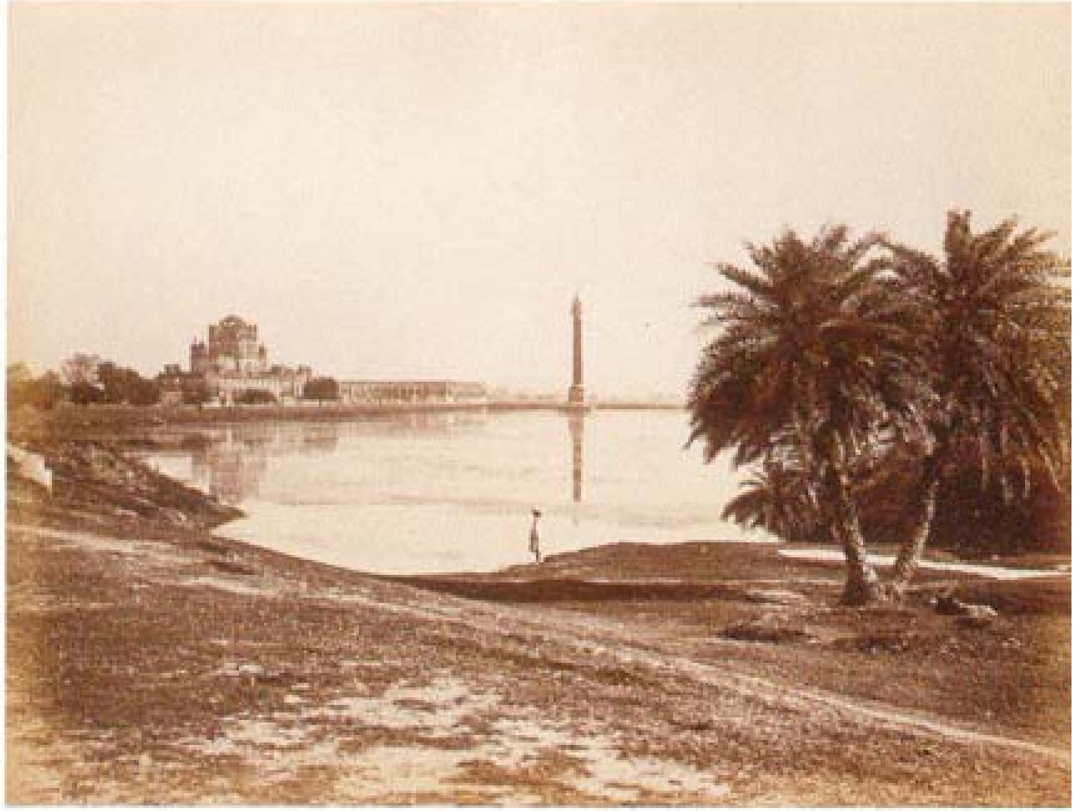
Work started on the *chatris*

Unresolved problems: Bund


La Martiniere College,
Lucknow. (1946)
Scale 8" = 1 mile.
Area 368.50 acres : 584 80 standard bighas
1. Sykes Hall.
2. Spence Hall.
3. Mahal Sarai
4. Hospital.
5 Estate Supdt's Cottage
6 Asst. Masters' Qrs.
7 Band Pavilion
8. Hodson's Tomb
9. Gori Bibi's tomb.
10. Swimming Baths.
11 Bakery.
WINGFIELD PARK
CLYDE ROAD
GAZI-UDDIN HAIDAR'S CANAL
JIAMMAU
DAROGA'S GRAVEYARD.
MAGNETIC NORTH
MARTIN PURWA
PLAYGROUND
PARK ROAD
GOLF CLUB
COMMISSIONER'S HOUSE
OTWAY MAYNE'S TOMB
P.W
PLAYGROUND
LAT
GUMTI RIVER
PONTOON BRIDGE
PLAY-GROUND.
FAIRY DALE
GOVERNMENT OFFICIALS' BUNGALOWS
E.I.R

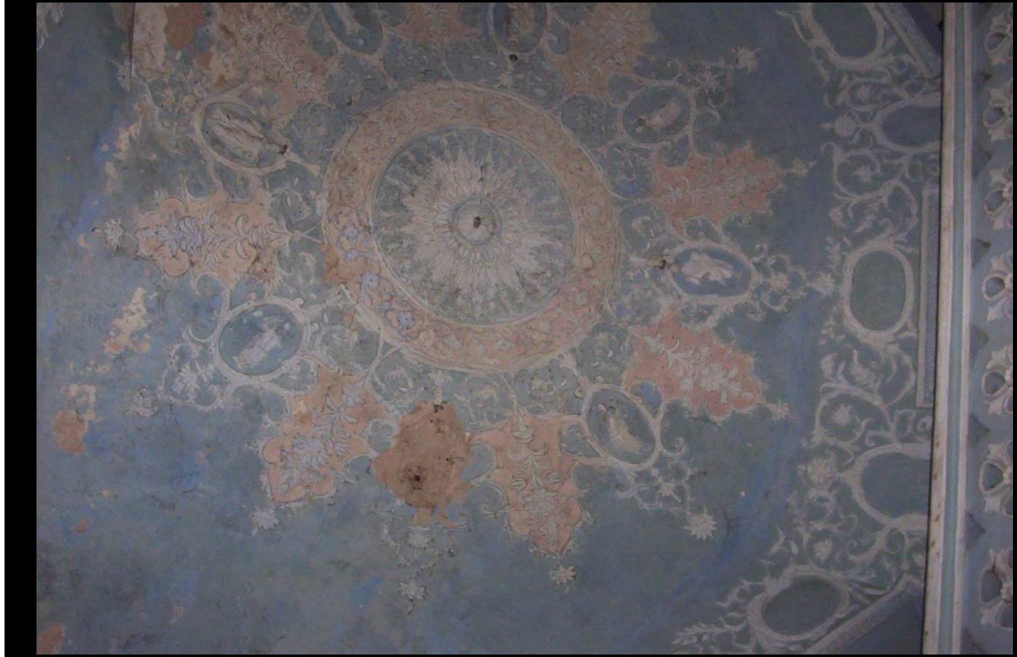
La Martiniere Estate, Lucknow (1946)

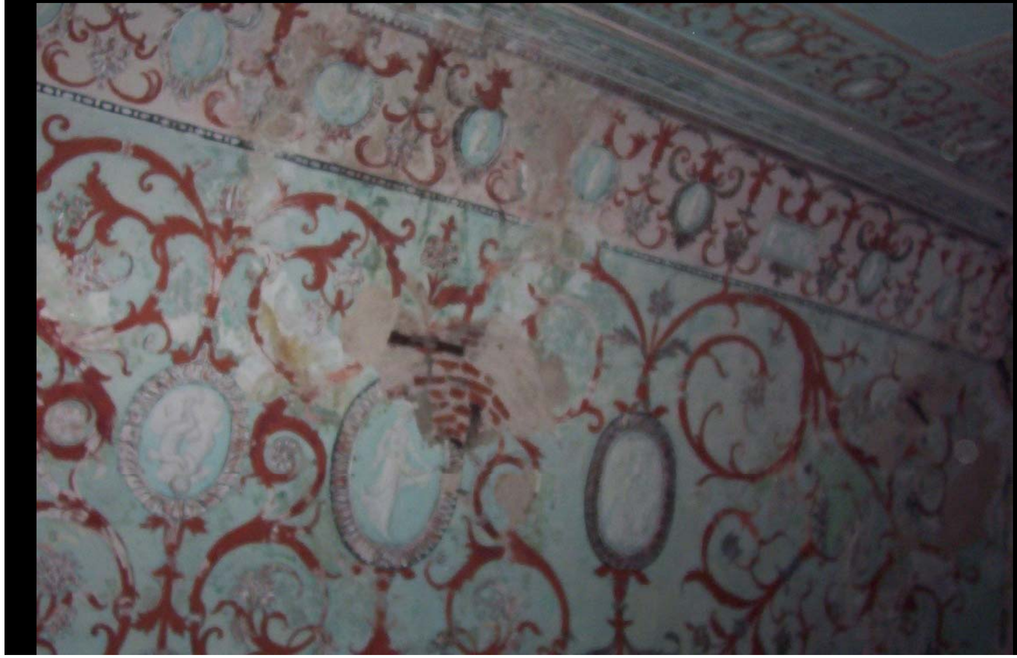

PROBLEM OF RAIN WATER DRAINAGE
LA MARTINIERE BOYS COLLEGE
ORIGINAL DESIGN
RAINWATER
LAKE
AFTER BUND
PRINCIPAL OFFICE
RAIN WATER
BUND
GOMTI RIVER
PROBLEMS
2006
BUILDING DAMP
SETTLEMENT OF FOUNDATION
CRACKS IN BUILDING
SOLUTIONS
1. LOWERING OF GROUND LVL BELOW PLINTH
2. ALLOWING RW TO DRAIN BY OPENING NALLAH
PRINCIPAL OFFICE
CRITICAL
RAIN WATER
LVL OF GROUND HIGHER THAN PLINTH
CRITICAL
NALLAH CHOKED
NALLAH CHOKE
NALLAH CHOKED
BUND
GOMTI RIVER

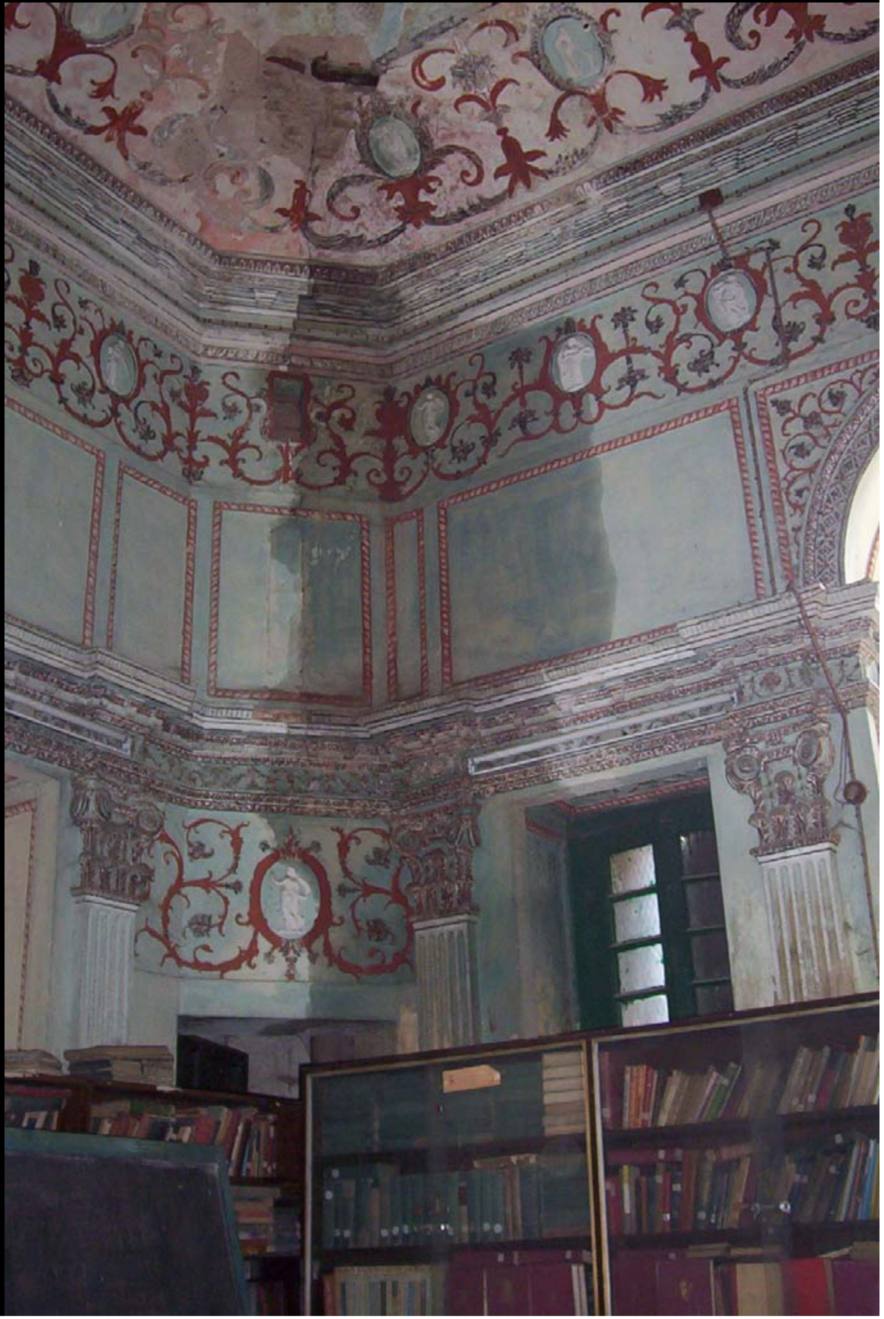


Back Endpaper: John Edward Saché,
La Martinière and the *lath*,
photographer's ref. 198d, albumen print,
c. 1867, 211 x 279 mm.

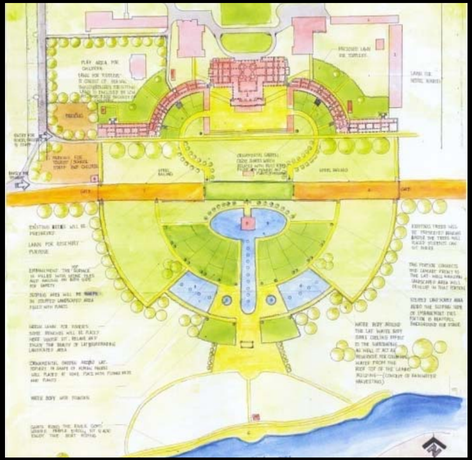
Repair of stucco work in the interior



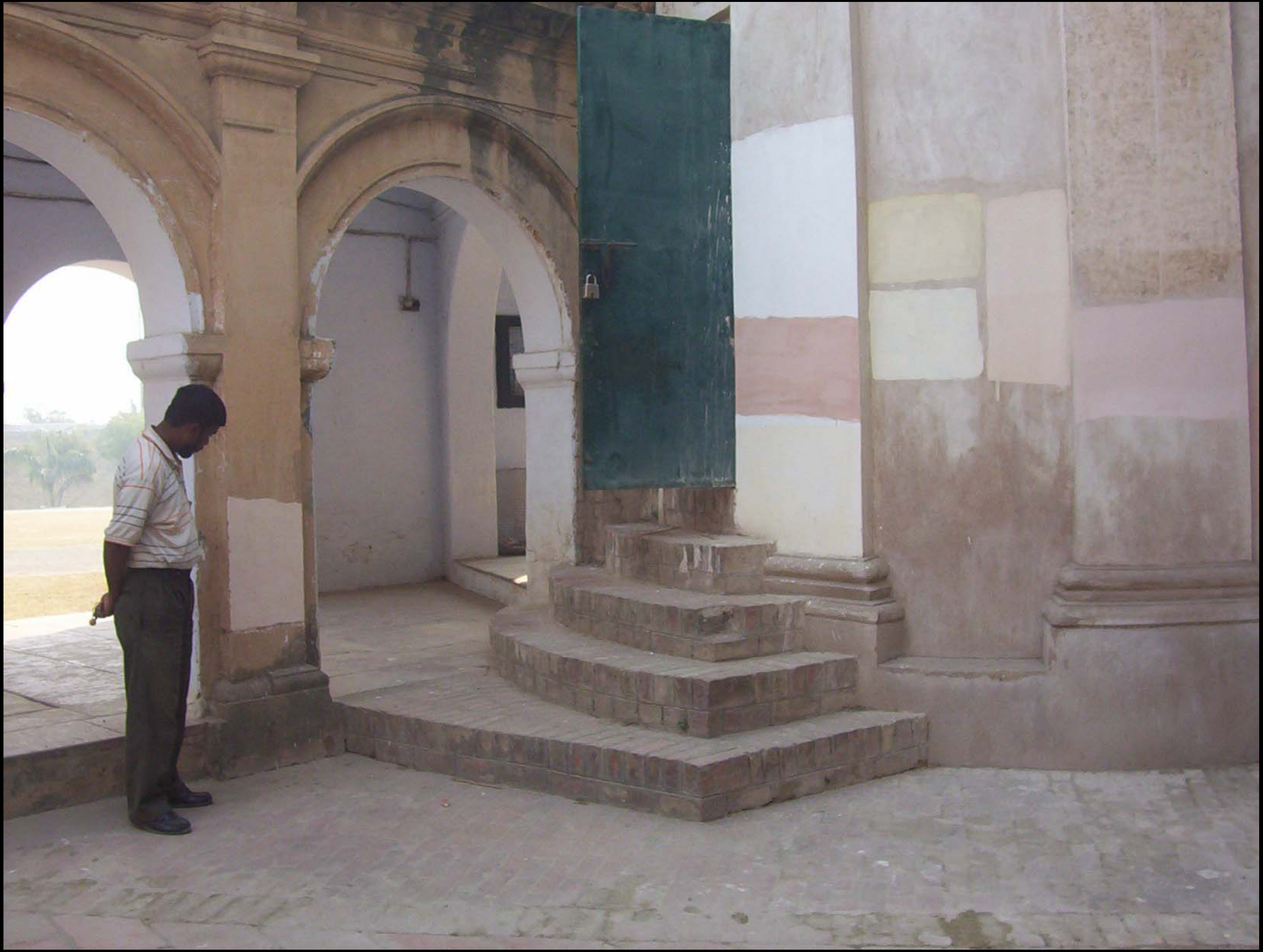




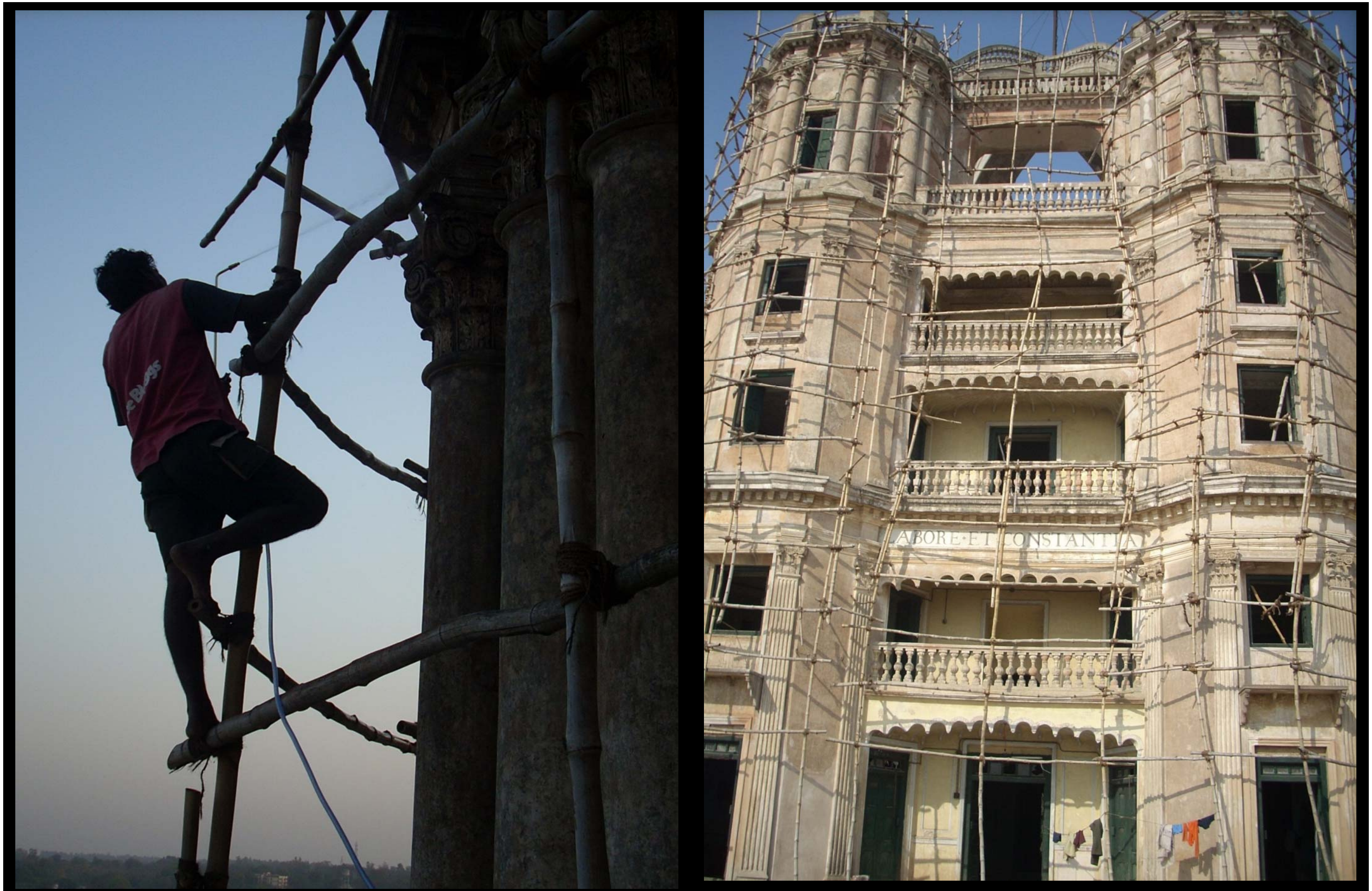
Workshop: Suggestions for landscaping


PLAY AREA FOR CHILDREN
LAWN FOR ASSEMBLY PURPOSE
WATER BODY WITH FOUNTAIN
GATE

Training programs



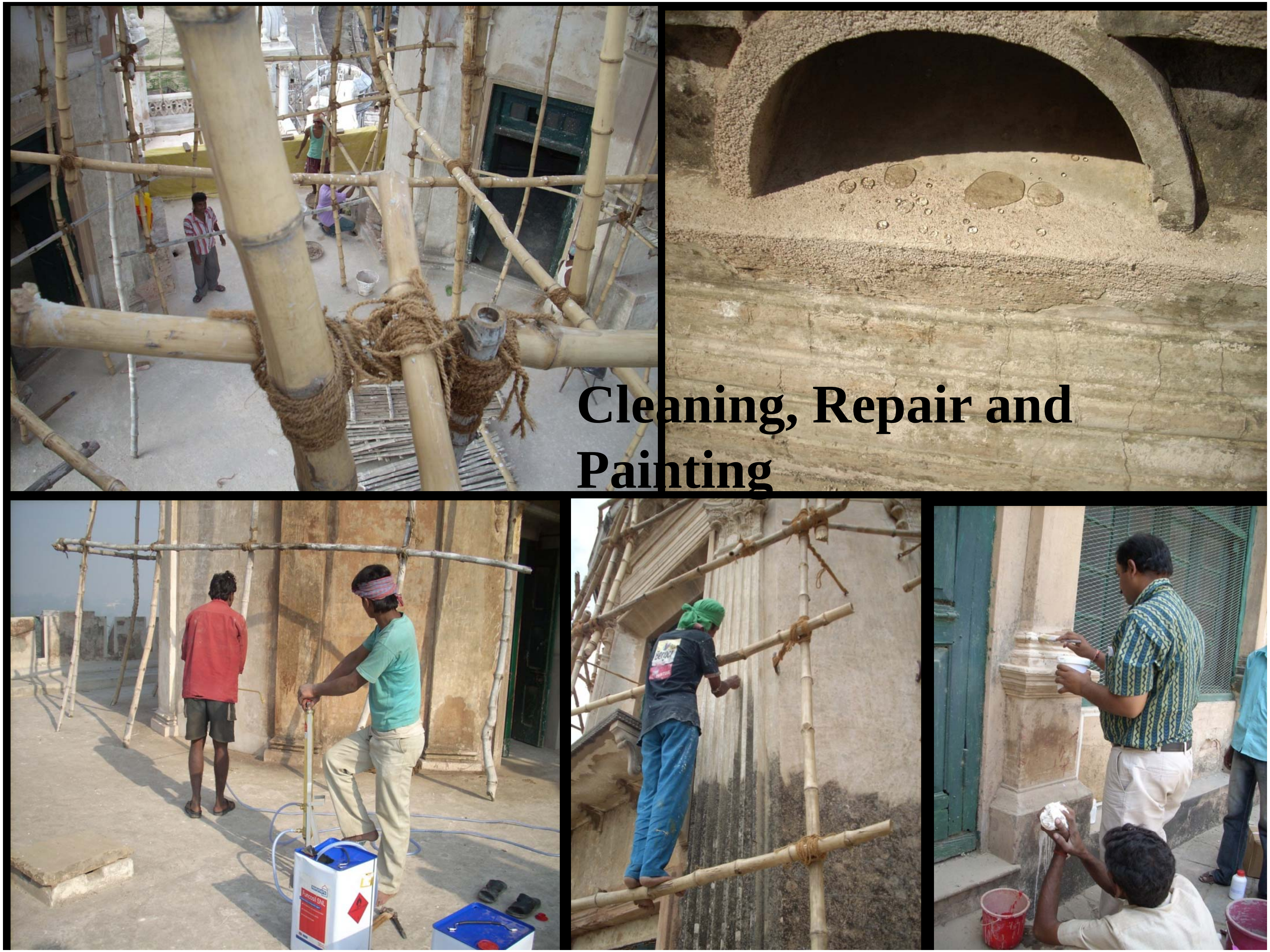
Contemplating colour samples


ABORE·ET·CONSTANTIA

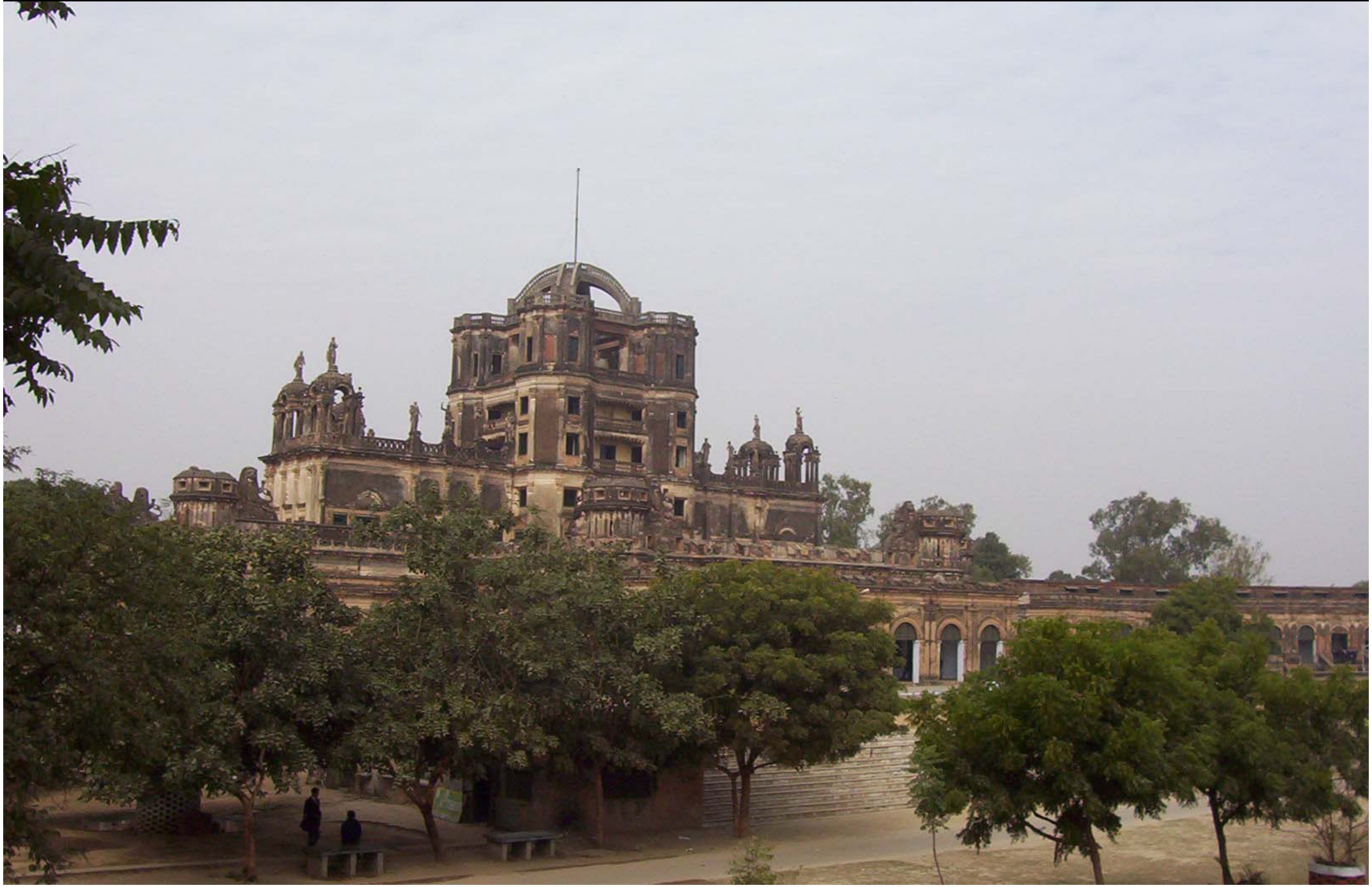
Conservation of facade

CONSTANTIA

Cleaning, Repair and Painting



Before…….



After…….